



LOUGHBOROUGH ROAD, BIRSTALL, LEICESTERSHIRE

ASKING PRICE: £ 450,000





An impressive three-bedroom detached home on the sought-after Loughborough Road, Birstall. Beautifully extended over the years, this property boasts generous living spaces perfect for modern family life, along with three spacious bedrooms. With two bathrooms, an additional W.C, and a stunning rear garden ideal for relaxing or entertaining, this is a home that truly has it all. Don't miss the opportunity to make it yours.





As you arrive at this substantial home, you're greeted by a well-presented paved driveway with space for several vehicles. Stepping through the welcoming front porch - perfect for coats and shoes - you are led into a bright and spacious hallway that sets the tone for the home. The staircase is neatly positioned to the right as you enter.

At the end of the hallway to the left, you'll find the main sitting room - a generous space with built-in storage, plenty of room for a large sofa, and a charming bay window that floods the room with natural light. Opposite, to the right, is a second reception room currently used as a formal living space. This inviting room also enjoys a bay window, making it ideal for gatherings or quiet evenings. Beyond this is a versatile study/snug area with patio doors opening directly onto the beautiful rear garden - the perfect spot for a home office or a peaceful reading nook.

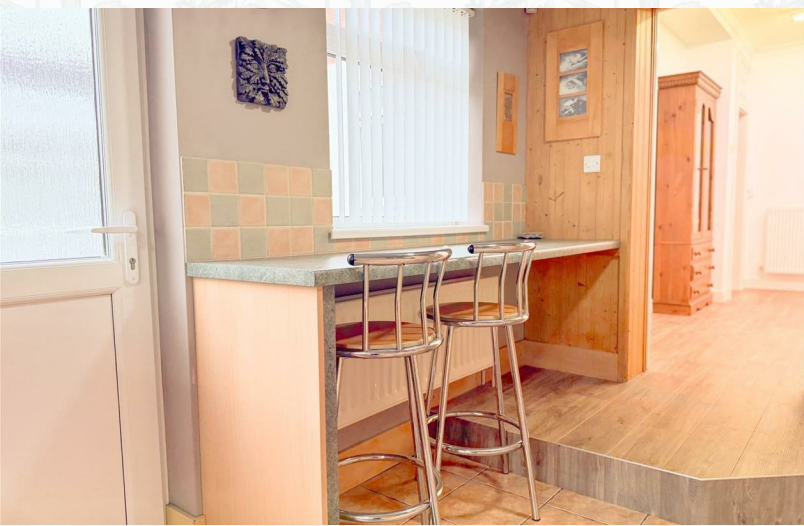






Back in the hallway, straight ahead is a handy downstairs shower room, complete with sink, toilet, and separate shower cubicle.

Flowing from the hallway is the heart of the home - a bright, spacious dining area, perfect for family meals or entertaining guests. This seamlessly connects to the well-appointed kitchen, which offers excellent storage, space for appliances including a dishwasher and washing machine, plus an integrated oven, hob, and fridge/freezer. Together, these spaces create a wonderful hub for everyday family life.





Upstairs, the landing opens into a wide and airy space. At the front of the home are two generous bedrooms, both featuring built-in wardrobes. The bay windows here not only provide additional space but also bathe the rooms in natural light. To the rear is the third bedroom - a cosy double with plenty of room for wardrobes and additional furniture.



The family bathroom is modern and well-presented, offering a bathtub and useful storage, with a separate W.C located just off the landing along with an additional storage cupboard.



Externally, the rear garden is truly a highlight of this home. Mature, beautifully landscaped, and wonderfully private, it offers a variety of spaces to enjoy. The upper patio is ideal for al fresco dining and summer barbecues, while a second patio to the side provides flexibility - whether for outdoor drying or additional seating. To the right, a lowered decked area offers a lovely retreat for relaxing, while further down the garden you'll find another decked terrace, perfect for catching the sun. The central lawn ties it all together, providing plenty of space for play, entertaining, or simply unwinding in a peaceful setting.





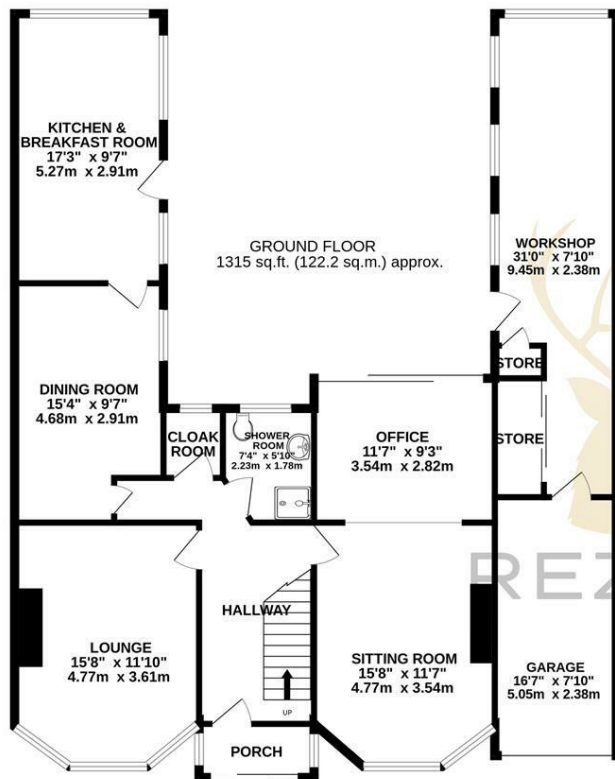
This home has been thoughtfully extended and lovingly maintained, offering versatile living spaces both inside and out - a truly special place for family life and it is just waiting for it's new owners.

Situated on the sought-after Loughborough Road in Birstall, this home offers the perfect balance of convenience and community. The village provides a great selection of shops, schools, and local amenities, while excellent transport links make commuting simple, with easy access to the A6, M1, and nearby bus routes into Leicester and Loughborough. With beautiful green spaces and riverside walks close by, it's an ideal location for families and professionals alike – combining everyday practicality with a welcoming village feel.

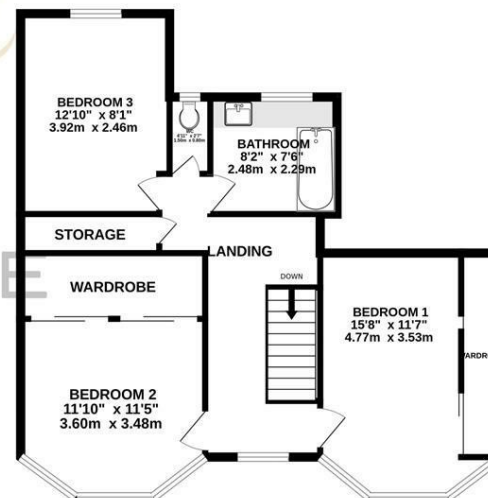


KEY FEATURES:

- Substantial three-bedroom detached home
- Two reception rooms and a versatile study/snug
- Beautifully extended and lovingly maintained
- Modern kitchen and large dining area
- Stunning, mature rear garden with multiple seating areas, patios, decking, and a central lawn.
- Ample off-road parking with a well-presented paved driveway
- Prime Birstall location



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 2012 sq.ft. (186.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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2



3



2012.00 sq ft

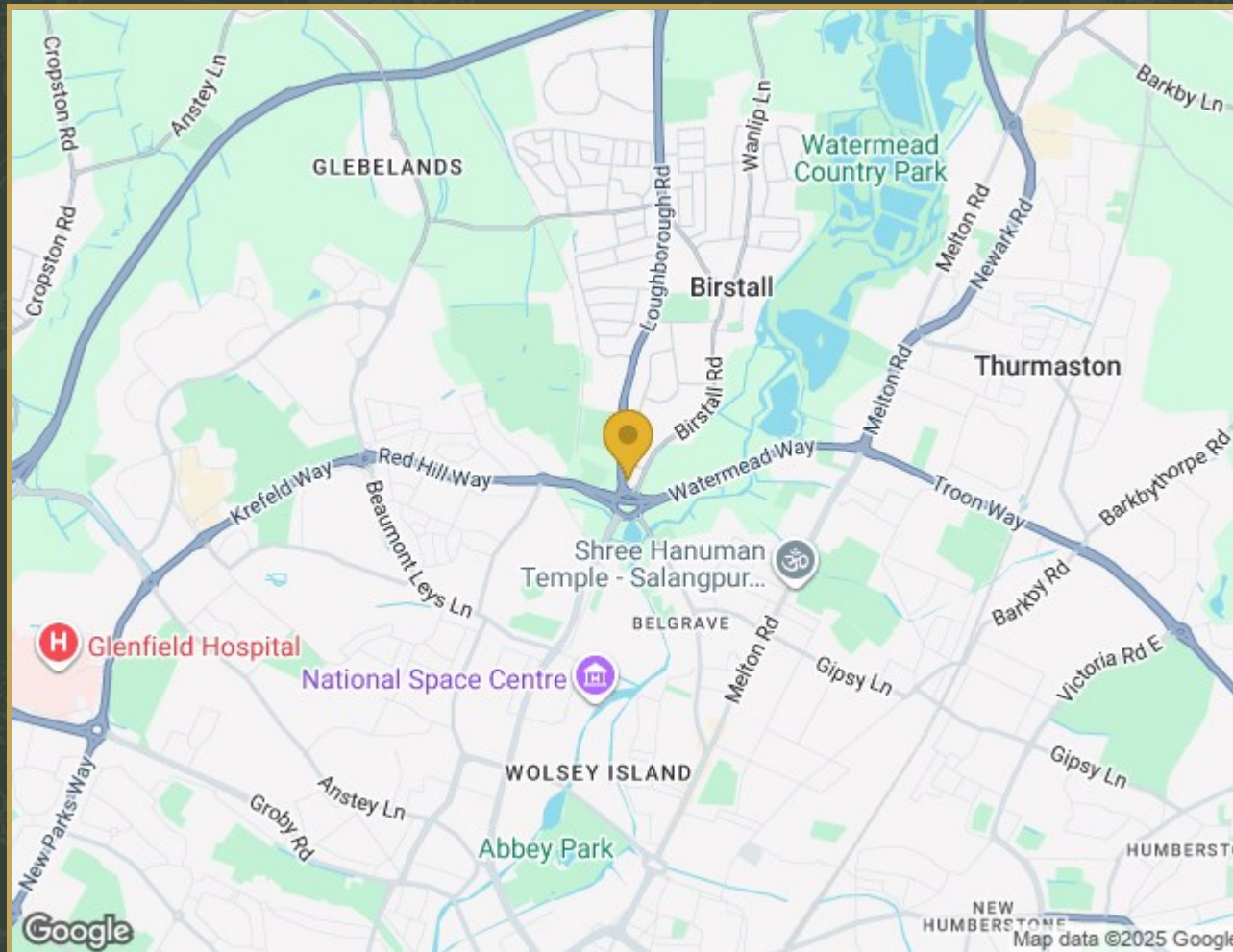


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Property Location



371 Loughborough Road, Birstall, LE4 4BG

