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Lapwing Drive  
Birstall Leicester



## Property Description

A Modern Family House in a fabulous position on the popular Hallam Fields development in Birstall. Four bedrooms detached property.

The ground floor comprising of an entrance hall, downstairs toilet, a lounge having french style patio doors opening onto the rear garden, a study/playroom and a kitchen/diner having a range of integrated appliances.

First floor, there is a landing, four generous sized bedrooms having an en-suite off master bedroom & family bathroom.

Shared driveway leading to a block paved area to the side of the property providing ample off road parking.

Beautiful rear garden which is has a paved patio leading to a laid to lawn area with a raised decked patio to the rear, summerhouse and an outside water tap.

Garage having a two up and over doors, power points, lighting and a door to the side opening onto the rear garden.

## Ground Floor

### Hallway

6' 2" x 18' 10" ( 1.88m x 5.74m )

Having a carpet floor, double glazed door to the front, radiator & stairs leading to the first floor

### Lounge

11' x 18' 10" ( 3.35m x 5.74m )

Having a carpet floor, double glazed window to the front, two radiators, an electric log burner with surround & double glazed french style patio doors opening onto the rear garden

### Kitchen/dining Room

10' 5" x 17' 6" ( 3.17m x 5.33m )

Fitted with a range of wall and base units with granite worktops, integrated fridge freezer, dishwasher and washing machine, gas point for an oven with extractor fan and hood over, stainless steel sink and drainer with mixer tap, floor tiling, double glazed window to the rear, radiator, a wall mounted central heating boiler & a double glazed door to the side

### Study/Playroom

10' 7" x 9' 4" ( 3.23m x 2.84m )

Having a carpet floor, double glazed window to the front & radiator

### Downstairs Toilet

2' 7" x 5' 5" ( 0.79m x 1.65m )

Fitted with a low level toilet, wash basin with mixer tap and tiled splash backs, radiator & extractor fan

## First Floor

### Bedroom 1

10' 6" x 14' 6" ( 3.20m x 4.42m )

Having a carpet floor, double glazed window to the rear & radiator

## En-Suite

7' 2" x 6' 9" ( 2.18m x 2.06m )

Having a tiled shower cubicle, low level toilet, wash basin with mixer tap, complementary tiled splash backs, double glazed window to the side, a heated towel rail & shaving point

## Bedroom 2

8' 6" x 11' 6" ( 2.59m x 3.51m )

Having a carpet floor double glazed window to the front & radiator

## Bedroom 3

11' 1" x 9' 4" ( 3.38m x 2.84m )

Having a carpet floor double glazed window to the rear & radiator

## Bedroom 4

8' 7" x 10' 7" ( 2.62m x 3.23m )

Having a carpet floor double glazed window to the front & radiator

## Bathroom

6' 7" x 8' 6" ( 2.01m x 2.59m )

Having a bath with mixer tap and shower over, low level toilet, wash basin with mixer tap, complementary wall tiling, double glazed window to the front, a heated towel rail & shaving point

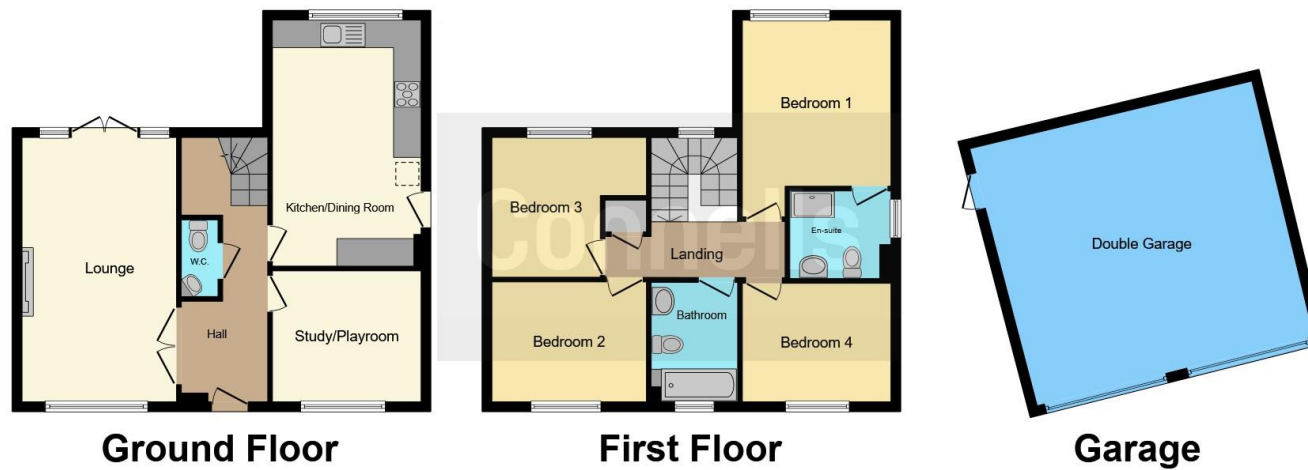
## Garage

38.9 sq. m.









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**EPC Rating: B**

Tenure: Freehold

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