



Connells

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

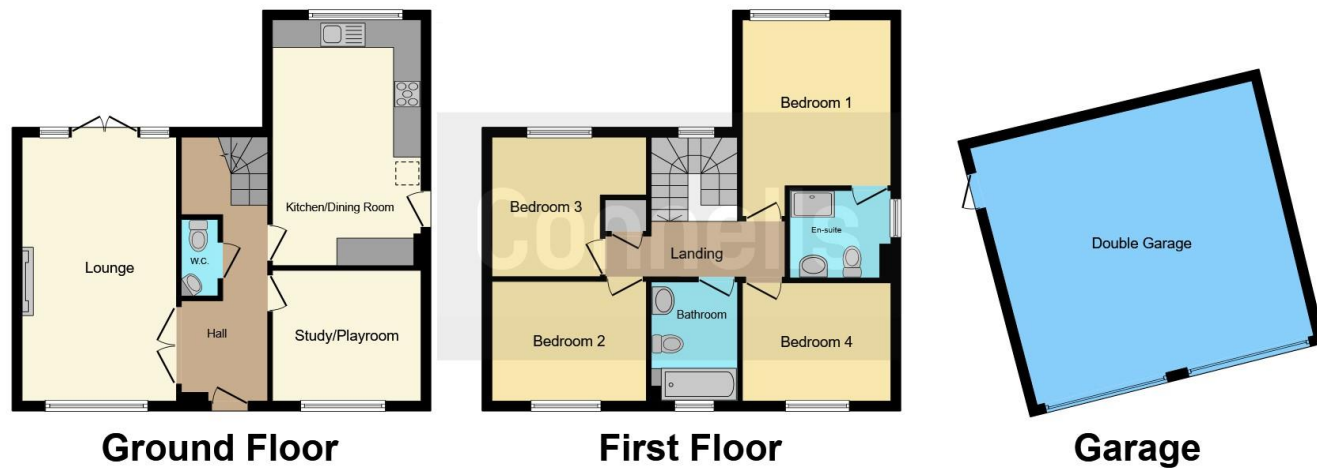
Garage

38.9 sq. m.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: B

view this property online [connells.co.uk/Property/LTR322238](https://www.connells.co.uk/Property/LTR322238)

Tenure: Freehold



Awaiting Photograph

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