



Connells

Greengate Lane
Birstall Leicester



Property Description

Beautifully Presented 4-Bedroom Home in the Heart of Birstall. Located along the popular Greengate Lane, this charming and spacious four-bedroom family home blends traditional character with modern comfort.

Set within the sought-after village of Birstall, the property offers generous living spaces, a well-maintained garden, and excellent access to local amenities and transport links.

Being highly desirable residential area north of Leicester with excellent local schools and nurseries nearby. Close to local shops, cafés, parks, and the Watermead Country Park and easy access to A6, A46, and Leicester city centre. Regular public transport routes within walking distance.

This lovely home offers both charm and convenience, making it ideal for growing families or anyone looking to settle in a well-connected, community-focused area.



Ground Floor

Hallway

Open Plan Kitchen/Living Area

24' 7" x 15' 3" (7.49m x 4.65m)

Utility Area

5' x 15' 3" (1.52m x 4.65m)

Lounge

12' 4" x 15' 3" (3.76m x 4.65m)

Dining Room

12' 3" x 13' 7" (3.73m x 4.14m)

Cloakroom

2' 7" x 5' 2" (0.79m x 1.57m)

First Floor

Bedroom 1

15' 4" x 12' 4" (4.67m x 3.76m)

En-Suite

7' x 3' 2" (2.13m x 0.97m)

Bedroom 2

13' 9" x 12' 4" (4.19m x 3.76m)

En-Suite

3' 2" x 7' 1" (0.97m x 2.16m)

Bedroom 3

9' x 15' 5" (2.74m x 4.70m)

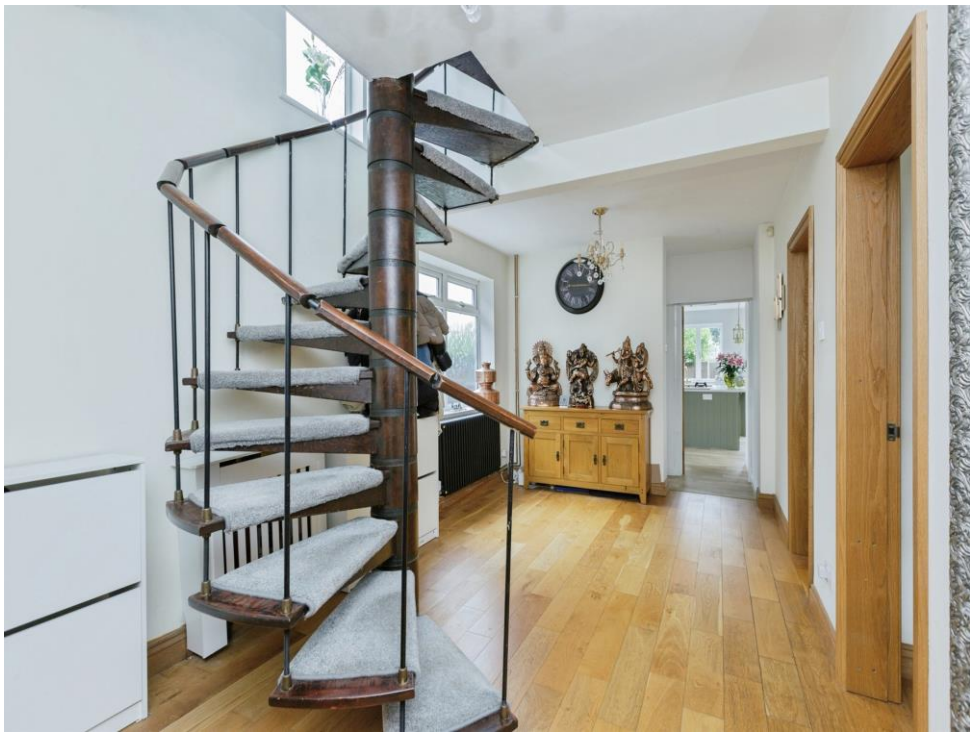
Bedroom 4

9' x 6' 8" (2.74m x 2.03m)

Bathroom

5' 9" x 10' 2" (1.75m x 3.10m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: C Council Tax
 Band: E

Tenure: Freehold

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