



Connells

Lambourne Road
Birstall Leicester



Property Description

Well-presented two-bedroom first-floor maisonette in the heart of Birstall, offering modern living and village charm. Ideal for first-time buyers or those looking to downsize. The property benefits from excellent local amenities, schools, and transport links to Leicester city centre and major road networks.

Entrance Hall

Private staircase leading to the main hall, providing access to all rooms.

Lounge/Dining Room

A generous, light-filled space perfect for relaxing or entertaining.

Kitchen

Fitted with modern units and work surfaces, offering ample storage and functionality.



Bedroom One

A large double bedroom with plenty of space for wardrobes and furniture.

Bedroom Two

Another well-sized double bedroom, ideal for guests or a home office.

Shower Room

Contemporary suite with shower enclosure, wash basin, and WC.









Total floor area 68.4 m² (736 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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