



Connells

Orchard Road  
Birstall Leicester



# Orchard Road Birstall Leicester LE4 4GD

for sale offers in excess of  
**£320,000**



## Property Description

Set on a popular residential street in Birstall, Orchard Road presents a turnkey family home blending classic bay-fronted character with contemporary interiors. A smart gravel driveway provides off-road parking and leads to a covered porch and an attached garage with roller door.

Inside, a welcoming hallway gives access to a front lounge with feature bay window and elegant decorative detailing, perfect as a cosy TV room or formal sitting room. To the rear, the house opens into a spectacular open-plan kitchen/living/dining room, finished in sleek, neutral tones with modern cabinetry, double ovens, generous work surfaces and a central peninsula incorporating a sink—creating a natural hub for cooking, dining and relaxing. Recessed lighting, a vertical feature radiator and sightlines to the garden enhance the sense of space. A ground-floor cloakroom/WC with contemporary tiling completes the layout on this floor.

Upstairs, a bright landing serves three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom enjoys the bay aspect, while Bedroom 2 offers excellent double room proportions and fitted storage potential. Bedroom 3 is an ideal child's room, guest space or home office. The bathroom features contemporary tiling, a sleek vanity, wall-hung WC and bath with shower over, complemented by a modern vertical radiator.

## Entrance Porch and Hallway

Covered entrance with glazed front door leading to a bright hallway, stairway to first floor and doors to lounge, WC and the open-plan living kitchen.

## Cloakroom

Contemporary metro-style tiling, wall-mounted basin and low-flush WC; window providing natural light and ventilation.

## Lounge

A charming bay-fronted reception room offering a warm and inviting atmosphere. Featuring a large bay window that floods the space with natural light, complemented by elegant decorative coving and a ceiling rose. This versatile room is ideal as a formal sitting area or a cosy family lounge, with ample space for comfortable seating and media units.

## Kitchen/Living/Dining Room

A superb open-plan space with modern fitted units, double ovens, ample worktop area and a central peninsula with inset sink and pull-down mixer tap. Recessed LED lighting, vertical feature radiator and room for a generous dining table and family seating. Door/flow to the rear garden.

## First Floor Landing:

Access to all bedrooms and bathroom; window to side elevation.

## Bedroom One

Second double bedroom with garden aspect; ideal as principal or guest room.

## Bedroom Two

Spacious double with bay window, neutral décor and ample room for wardrobes.

## Bedroom Three

Versatile single bedroom, nursery or home office.

## Family Bathroom

Stylishly appointed with large-format tiling, wall-hung WC, vanity basin, bath with shower over and a contemporary vertical radiator.

## Outside and Outbuildings:

### Rear Garden

The landscaped rear garden provides multiple areas to enjoy and entertain: a paved terrace, raised planters, lawn, and a covered seating/pergola. To the rear boundary, double gates open to a gravelled area and a useful brick outbuilding/store, ideal for bikes and garden equipment. The standout feature is the detached summerhouse—currently configured as a bar and entertainment room

with timber wall cladding and downlights. This versatile space would also suit a gym, studio or remote-working office.

### Summerhouse

A standout detached timber building with double doors, downlights and feature timber interior—presently arranged as a bar/entertaining room; equally suited to a home office, studio or gym.

### Garage

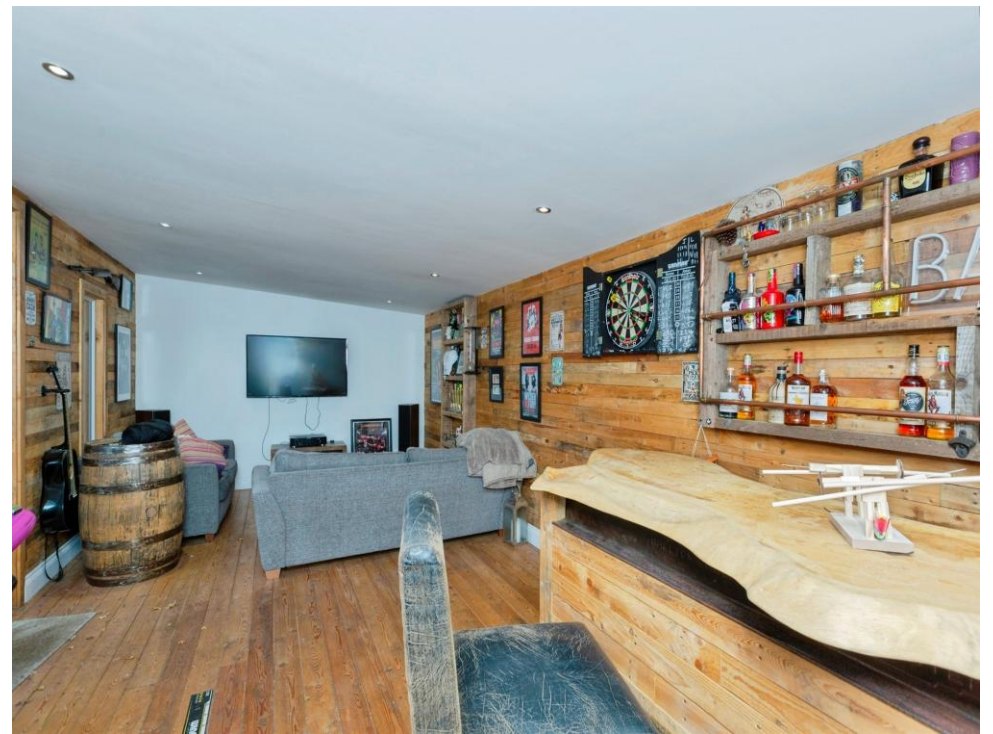
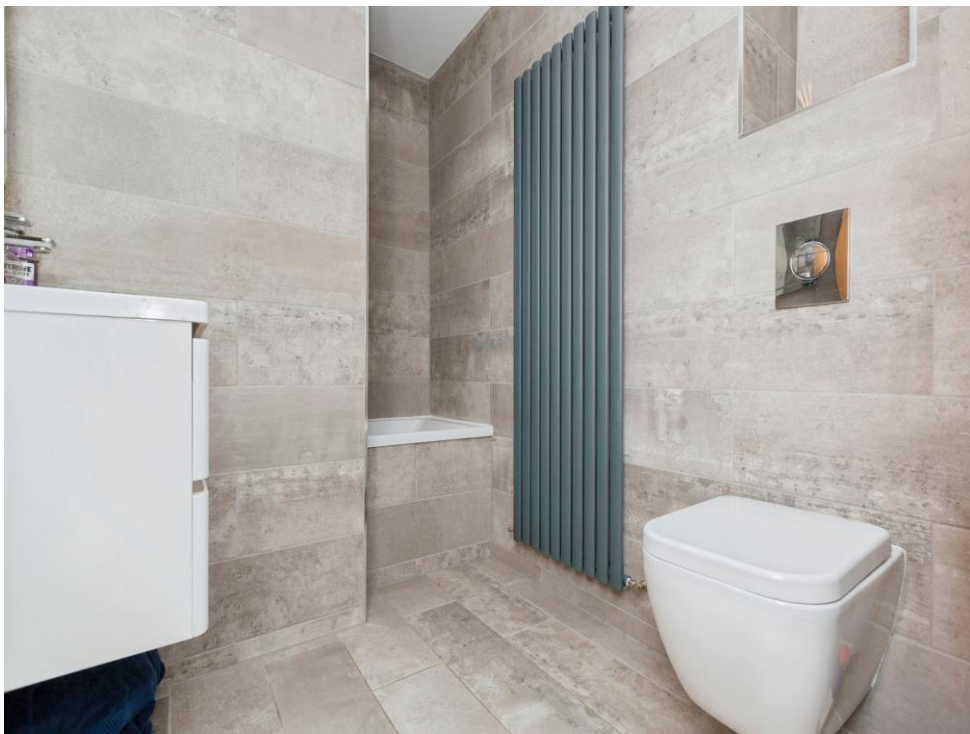
Attached single garage with roller door to front; excellent storage or hobby space with potential for utility area (subject to layout).

### Front

Gravel driveway providing off-road parking for multiple vehicles.















Total floor area 142.3 m<sup>2</sup> (1,532 sq.ft.) approx

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EPC Rating: E Council Tax  
Band: C

Tenure: Freehold

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