



Connells

Orchard Road
Birstall Leicester



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.

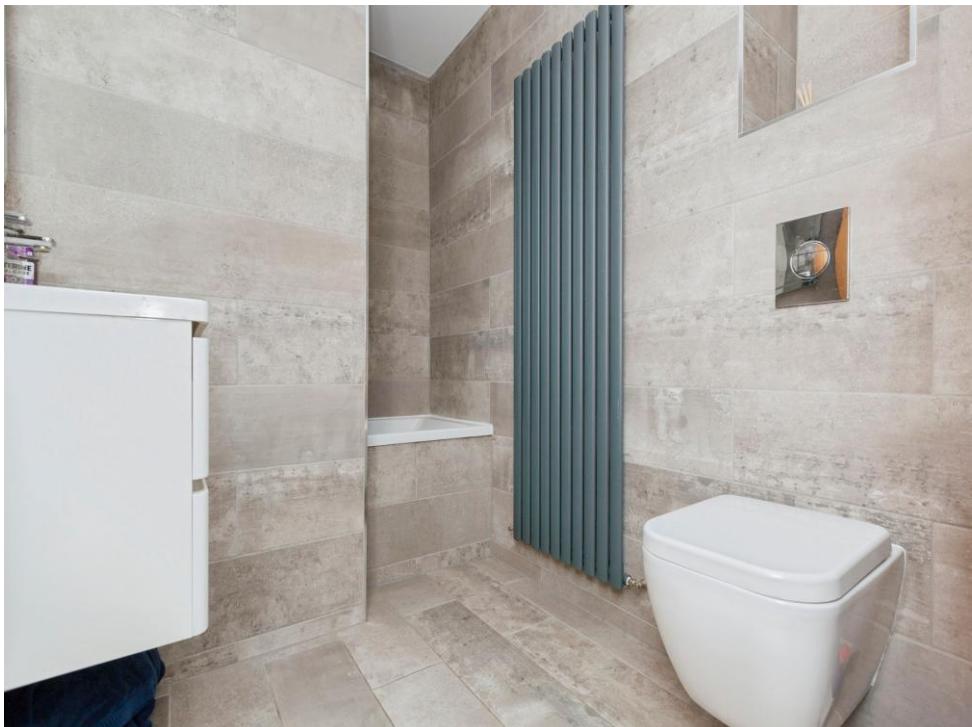
Garage

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

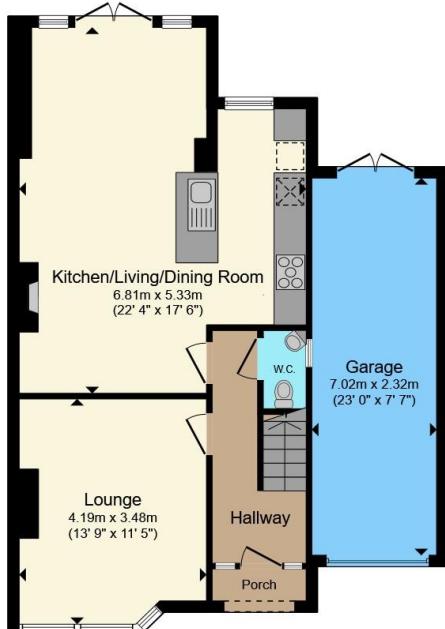
Front

Gravel driveway providing off-road parking for multiple vehicles.

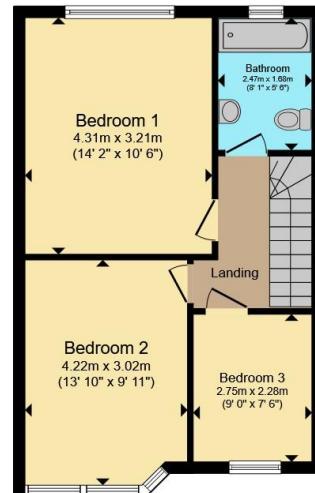




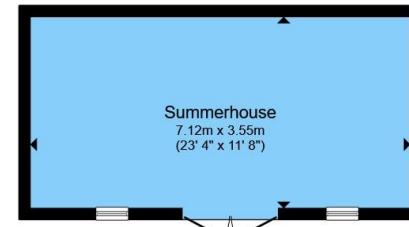




Ground Floor



First Floor



Outbuilding

Total floor area 142.3 m² (1,532 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

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Band: C

Tenure: Freehold

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