



Loughborough Road, Birstall Leicester LE4 4BJ

welcome to

Loughborough Road, Birstall Leicester

The property comprises of a kitchen/diner, large lounge, bedroom, utility room and downstairs WC. To the first floor are four double bedrooms, two of them benefitting from en-suite shower rooms and a family bathroom. Garden and double garage to rear.



Entrance Hall

Door to the front and radiator.

Lounge

17' 4" x 13' 11" (5.28m x 4.24m)

Bifold doors to the rear and radiator.

Kitchen / Dining Room

28' 4" x 16' 1" (8.64m x 4.90m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, two radiators, integrated double oven, hob, extractor fan and dishwasher, Window to the front and bifold doors to the rear,

Utility Room

With fitted base units and radiator.

Bedroom Five

9' 11" x 9' 8" (3.02m x 2.95m)

Window to the front and radiator.

W C

With WC, vanity hand wash basin and radiator.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

19' 4" x 13' 11" (5.89m x 4.24m)

Window to the rear, fitted wardrobes and radiator.

En-Suite

Shower cubicle, WC, double vanity hand wash basins and towel rail.

Bedroom Two

13' 8" x 13' 4" (4.17m x 4.06m)

Two windows to the front, walk in wardrobe and radiator.

En-Suite

Shower cubicle, WC, vanity hand wash basin and towel rail.

Bedroom Three

13' 8" x 12' 8" (4.17m x 3.86m)

Window to the front and radiator.

Bedroom Four

9' 8" x 16' 3" (2.95m x 4.95m)

Window to the rear and radiator.

Family Bathroom

Window to the side, bath with shower over, WC, vanity hand wash basin, storage cupboard and towel rail.

Double Garage

Double garage at the rear of the property

Front & Rear Of Property

To the front of the property is a garden laid to lawn with a paved pathway. To the rear of the property is a large garden laid to lawn with a patio area and pathway leading to the garage. There is also a private car park at the rear.



view this property online williamhbrown.co.uk/Property/LHS119299



welcome to

Loughborough Road, Birstall Leicester

- Detached
- Five Bedrooms
- Two En-Suites Plus Family Bathroom
- Double Garage
- Front & Rear Gardens

Tenure: Freehold EPC Rating: B

offers in excess of

£585,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119299



Property Ref:
LHS119299 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk