



**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.



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## **Loughborough Road, Birstall Leicester**

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

Tenure: Freehold EPC Rating: B  
Council Tax Band: F

offers in excess of

**£570,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LHS119299 - 0004

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