



Sinclair

503 Loughborough Road, Birstall, Leicestershire, LE4 4BJ

£590,000

01509 812777 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)

## Property at a glance

- Individually Designed Family Home
- Double Detached Garaging
- HIVE Heating System
- Council Tax Band\*: TBC
- Family Room / Bedroom Five
- Open Plan Living Dining Kitchen
- Three Bathrooms
- Price: £590,000

## Overview

Set back from Loughborough Road and with privacy to the plot this individually styled and built family home offers generously proportioned throughout and situated in the sought after village of Birstall with ease of access to Leicester City centre. Occupying a non estate location the gardens are generously proportioned and the property enjoys a double detached brick built garage and internal accommodation which in brief comprises: open plan reception hall, living room to the rear opening to the garden through bi-fold doors and open plan family living and dining kitchen again with bi-fold doors to the rear. Separate family room, downstairs cloaks / WC and utility room. On the first floor the landing gives way to four generously proportioned double bedrooms with en-suite to the master and guest bedroom two, family bathroom fitted with a white three piece suite. A super property ready to move in to.

## Location\*\*

Birstall is the last major settlement before Leicester when arriving from the north (A6) and forms part of the Leicester Urban Area offering excellent transport links. The village contains two supermarkets, a garden centre and a variety of other facilities. There are a number of schools, including Highcliffe and Riverside Primary, Stonehill High School and Longslade Community College. The Grand Union Canal runs through the bottom end of the village, separating it from Watermead Country Park, a series of lakes in the bottom of the Soar Valley, which have been set aside as a recreational area and country park. Nearest Airport: East Midlands (16.9 miles). Nearest Train Station: Leicester (4.2 miles). Nearest Town/City: Leicester (3.2 miles). Nearest Motorway: M1 (21a)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

Stylish entrance door with inset double glazed windows and matching side panel windows through to the open reception hall. There is a fitted ring door bell and video system.

### RECEPTION HALL

The reception hall offers a pleasant open welcome to the property with tiled flooring, feature staircase accessing the first floor with inset glass panels chrome fixings. Radiator, contemporary style solid doors with chrome handles accessing downstairs cloakroom / WC, utility room, living room, family room / bedroom five and open plan living dining kitchen.

### DOWNSTAIRS CLOAKROOM / WC

Downstairs cloakroom / WC is fitted with a white two piece suite comprising: low flush WC with push button flush. Wash hand basin with cupboards under, tiled flooring and radiator.

### UTILITY ROOM

7'11" x 5'1" (2.41m x 1.55m)

Tiled flooring, radiator, work surface with cupboards under and under unit space for appliances including plumbing for washing machine.

### FAMILY ROOM (OPTIONAL 5TH BEDROOM)

9'11" x 9'9" (3.02m x 2.97m)

This room lends itself to a number of uses such as a family room, playroom, office or fifth bedroom if required. uPVC double glazed window to the front elevation and radiator.

### LIVING ROOM

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

Generously proportioned living room, radiator and bi-fold doors opening to a well proportioned and private rear garden. There is power points and aerial point to accommodate a wall mounted TV. There is double timber doors with inset windows through to the open plan family living dining kitchen.

### OPEN PLAN LIVING DINING KITCHEN

Living / dining area: 16'1" x 13'3". This space is open plan to the kitchen to accommodate a generously proportioned dining area and sitting area with power points and TV aerial to accommodate a wall mounted TV. Bi-fold doors overlooking and accessing the garden, radiator, tiled flooring and open access to the fitted kitchen.

Fitted kitchen: 13'8" x 13'1". The kitchen is contemporary in design with gloss and handleless fitted cupboards to the wall and base, work surface and complimentary tiled surround, range of appliances including a stainless steel five ring gas hob with matching extractor fan over, double electric eye level oven and grill, dishwasher and ample storage with pan drawers and space for a tall standing american style fridge freezer with water connection and storage surround. Radiator, continued tiled flooring from the dining living space and uPVC double glazed windows to the front elevation. One and a half bowl single drainer sink unit with stylish chrome mixer tap over.

### ON THE FIRST FLOOR

On the first floor a landing gives way to four generously proportioned double bedrooms with the master

bedroom and guest bedroom enjoying an en-suite. There is a family bathroom and carpeting throughout the first floor with tiling to the bathrooms. All bedrooms are fitted with power points and aerial sockets to accommodate wall mounted TV's.

### MASTER BEDROOM

13'11" x 13'11" (4.24m x 4.24m)

(To the front of built -in wardrobe / cupboards)

A well proportioned master bedroom with uPVC double glazed windows to the rear elevation enjoying views over the garden, radiator, two fitted wardrobe / cupboards and access to the master en-suite.

### EN-SUITE

The en-suite shower room is fitted with a white four piece suite comprising: walk in double width shower cubicle with shower screening and thermostatic chrome shower, low flush WC with push button flush and a vanity unit set with twin sink unit and cascade chrome taps over and cupboards under. Heated chrome towel rail.

### GUEST BEDROOM TWO

13'7" x 9'4" (4.14m x 2.84m)

(Not including room entry)

uPVC double glazed window to the front elevation, radiator and door accessing the en-suite shower room and door accessing a walk-in dressing space.

The dressing space is 5'6" x 3'10" with uPVC double glazed window to the front elevation.

### EN-SUITE SHOWER ROOM

The en-suite shower room is fitted with a white three piece suite comprising: double width shower cubicle with shower sliding door and thermostatic chrome shower fitting, low flush WC with push button flush and a wash hand basin with cascade chrome mixer tap over and cupboard under and a heated chrome towel rail.

### BEDROOM THREE

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

uPVC double glazed window to the rear elevation with pleasant outlook over the garden. Radiator.

### BEDROOM FOUR

12'8" x 10'10" (3.86m x 3.30m)

uPVC double glazed window to the front elevation. Radiator.

### FAMILY BATHROOM

The family bathroom is fitted with a white three piece suite comprising: double ended panel bath with centre mounted chrome mixer tap, shower over and shower screening, vanity unit surmounted by a wash hand basin with cascade style chrome mixer tap and cupboards under. Low flush WC with push button flush and heated chrome towel rail. Door accessing a built-in airing cupboard.

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## OUTSIDE

The property occupies a non estate location within the favoured village of Birstall set back from Loughborough Road with access to the side leading to the double detached brick built garage located to the rear.

There is a generously proportioned rear garden offering privacy to the rear aspect and a generously proportioned block paved patio area with pathway leading to the garage. There is lawned areas and side access leading to the front.

To the front of the property has block paved pathway leading to the entrance door and with steps leading down to Loughborough Road.

## DOUBLE GARAGE

19'8" x 18'6" (5.99m x 5.64m)

The double garage has two roller shutter and remotely operated doors, electric light and power and rafter storage.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

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### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

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