



1 Long Swath Way

Birstall, Leicester, LE4 3NR

Offers In Excess Of £325,000



Set in the ever-popular village of Birstall, this deceptively spacious, semi detached home is perfect for families in need in more of space and really must to be viewed to appreciate all it has to offer. The property has a total floor space of 1170 sq ft comprising of, entrance hall, wc, kitchen-diner and a lounge to the ground floor. To the first floor are two double bedrooms, family bathroom and study/ 4th bedroom with a master bedroom and en-suite shower room located on the second floor. The property also benefits from upvc double glazing, gas central heating with hive system, low maintenance landscaped rear garden, garage and driveway. Internal viewing is strictly by appointment only.

- Deceptively Spacious Family Home
- Lounge & Kitchen Diner
- Four Generous Bedrooms
- Two Bathrooms & WC
- Low Maintenance Landscaped Rear Garden
- Garage & Driveway
- Gas Central Heating With Hive System
- EPC Rating C, Council Tax Band D, Freehold Property



Location

Birstall is a large village in the Charnwood district of Leicestershire, convenient for Leicester, Nottingham, Loughborough and Melton with road and rail links making Birstall the ideal commuter base. Within Birstall is its local amenities, The River Soar and Watermead Country Park with its woodland walks, cycle tracks, picnic areas and lakes is a haven for wetland wildlife is popular with families, walkers and cyclists.

The Property

The property is entered via a composite door leading into.

Entrance Hall

With stairs to the first floor, understairs storage and provides access to the following.

WC

3'0" x 5'6" (0.93 x 1.70)

With tiled flooring, low level wc, pedestal basin and window to the side aspect.

Kitchen-Diner

9'4" x 17'1" (2.86 x 5.21)

Fitted with a range of floor and wall mounted units with roll top work surfaces, the kitchen also benefits from a fitted oven, hob and extractor, plumbing for a washing machine and dishwasher, sink and drainer unit and bay window to the front aspect.

Lounge

9'11" x 16'2" (3.04 x 4.94)

With window to the rear and french doors leading on to the rear garden.

The First Floor Landing

With stairs to the second floor and provides access to the following.

Bedroom Two

9'4" x 13'8" (2.85 x 4.17)

With window to the rear.

Bedroom Three

9'5" x 11'10" (2.88 x 3.63)

With window to the front.

Bedroom Four/Study

10'7" x 6'5" (3.24 x 1.96)

With window to the rear.

Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal basin and low level wc. The bathroom also benefits from a heated towel rail, extractor fan and obscure uPVC double glazed window to the side aspect.

The Second Floor

Bedroom One

9'6" x 20'11" (2.91 x 6.38)

With built in wardrobe, storage cuboard, windows to the front and rear and door leading to the ensuite.

En-suite

Fitted with a three piece suite comprising low level wc, pedestal basin and quadrant shower cubicle.

Outside

To the side of the property is a tarmac drive way providing car standing which in turn leads to the garage.

To the rear is low maintenance landscaped garden with patio area, raised deck, artificial lawn and fenced boundaries.

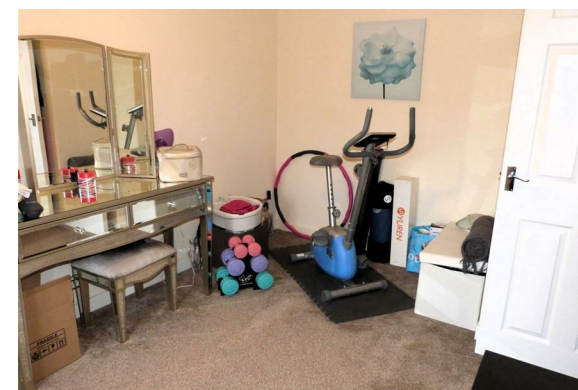
Services

The property benefits from mains gas, electric, water and drainage.

Internet, standard-super & ultrafast see ofcom checker for more details.

The boiler is gas fired with a hive system.

The property also benefits from an alarm system.



Floor Plan



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

