

Aston & Co

ESTATE & LETTING AGENTS



56 Cliffe Road

Birstall, Leicester, LE4 3AD

Offers In The Region Of £600,000



Set on a quarter of an acre plot backing onto the golf course and enjoying field views to the side, this spacious detached home offers a flexible living space over two floors with huge potential to be something special. The ground floor accommodation briefly consists of, entrance hall, a spacious lounge, dining room, dining kitchen, garden room, snug, bathroom, utility room, store and a further reception room which is currently being used as a bedroom. To the first floor are three generous bedrooms and two bathrooms. The property also benefits from upvc double glazing, gas central heating, car port and off-road parking for several vehicles. Internal viewing is highly recommended to fully appreciate all this property has to offer.

- Spacious Detached Home in Approx 0.25 Acre Plot
- Set in One of Birstall's Most Sought-After Locations
- Huge Potential
- 4/5 Reception Rooms
- 3/4 Bedrooms
- Car Port & Parking For Several Vehicles
- Freehold / Council Tax Band E
- EPC Rating E



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 upvc double glazed door leading into.

Entrance Hall

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

Lounge

22'7" x 14'1" (6.89 x 4.31)
With bay window to the front, windows the side and rear, coved ceiling and log burner with feature surround.

Reception Room/Potential Bedroom

11'2" x 12'0" (3.42 x 3.67)
(currently used as a bedroom) With bay window to the front,

Snug

14'4" x 9'5" (4.37 x 2.89)
Bay window to the front, log burner and feature surround.

Bathroom

7'4" x 9'6" (2.24 x 2.92)
Fitted with a three piece suite comprising, low level wc, vanity unit with basin and a bath.

Dining Room

17'0" x 11'4" (5.19 x 3.47)
With oak flooring, coved ceiling and log burner.

Garden Room

10'2" x 14'9" (3.10 x 4.52)
With bay window to the side over looking the rear, log burner and feature surround.

Store

6'6" x 16'4" (2.00 x 4.98)
With door leading to the side and rear.

Kitchen

8'7" x 22'7" (2.63 x 6.89)
Fitted with a range of units with roll top work surfaces and tiled splash backs. The kitchen also benefits from tiled flooring, free standing cooker, sink and drainer unit, recessed spotlighting and a pantry.

Utility Area

9'1" x 5'8" (2.79 x 1.73)
With door leading to the side and rear.

The First Floor Landing

With storage cupboard, eaves storage and provides access to the following.

Bedroom Two

11'3" x 11'11" (3.45 x 3.65)
Windows to the side and rear and door leading to bedroom three.

Bedroom Three

14'0" x 11'3" (4.29 x 3.44)
With window to the front and staircase leading to the loft.

Bathroom

16'4" x 7'1" (4.98 x 2.18)
With jacuzzi bath.

Bedroom One

19'1" x 11'2" (5.83 x 3.42)

Bathroom & Sauna

7'4" x 12'0" (2.24 x 3.67)
Fitted with a four piece suite comprising low level wc, bidet, pedestal basin and bath.

Outside

To the front and side of the property is ample parking for several vehicles
To the rear is substantial mature garden with patio area, green house, gazebo and well.

Note To Buyers & Sevices



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.

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Area Map



Energy Efficiency Graph

