

Aston & Co

ESTATE & LETTING AGENTS



27 Kilby Avenue
Birstall, LE4 4AS
£360,000

3 1 1

A set of icons representing the property's features: a bed icon with the number 3, a bathtub icon with the number 1, and a sofa icon with the number 1. To the right of these icons is a hamburger menu icon.

NO UPWARD CHAIN!

Located off the ever popular Birstall Road and set on a larger than average plot is this well presented, extended, three bedroom detached house ideal for families looking for their forever home. Benefitting from an extended garage and ample off road parking this property offers scope for further extension and must be viewed to appreciate the space on offer. Inside, the property briefly comprises; entrance porch, hall, spacious lounge-diner, kitchen-diner and a sun room to the ground floor. To the first floor are three bedrooms and a refitted shower room. The property also benefits from uPVC double glazing, gas central heating and a sizable rear garden.

- Well Presented
- Three Bedroom
- Extended Detached Family Home
- Large Rear Garden
- Sun Room
- Off Road Parking & Spacious Garage
- Popular Location
- Council Tax Band D / EPC Rating TBC / Freehold
- No Upward Chain



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 making it popular with families, walkers and cyclists.

The Property

The property is entered via uPVC double glazed door leading into.

Entrance Porch

With uPVC double glazed windows to the front aspect and leads into the hall.

Hall

With stairs leading to the first floors and provides access to the following.

Lounge-Diner

25'3" x 10'5" (7.70 x 3.20)

(maximum measurements) With coved ceiling, picture rail, gas fire with feature surround and uPVC double glazed bay window to the front aspect. The dining area houses the family dining table and provides access into the sun room via the sliding patio door.

Kitchen-Diner

19'2" x 9'9" (5.86 x 2.98)

(maximum measurements) Fitted with a range of floor and wall mounted units, roll top work surface and upstand. The kitchen also benefits from an electric hob, oven and extractor fan, sink and drainer unit, plumbing for a washing machine and dishwasher, pantry cupboard, uPVC double glazed window to the rear aspect and provides access into the sun room.

Sun Room

8'6" x 10'11" (2.61 x 3.35)

With power, light and both external and internal sliding patio doors.

The First Floor Landing

With loft access and provides access to the following.

Bedroom One

14'10" x 10'5" (4.54 x 3.20)

(into bay) Double bedroom with coved ceiling, picture rail and uPVC double glazed bay window to the front aspect.

Bedroom Two

12'9" x 10'4" (3.90 x 3.16)

(maximum measurements) Another double bedroom with coved ceiling, picture rail, storage cupboard and uPVC double glazed window to the rear aspect.

Shower Room

5'8" x 8'2" (1.75 x 2.49)

Fitted with a modern suite comprising walk in shower and vanity unit with both basin and wc. The shower room also benefits from a heated towel rail, spotlights, extractor fan and an obscure uPVC double glazed window to the rear aspect.

Bedroom Three

5'5" x 10'4" (1.66 x 3.17)

(maximum measurements) With uPVC double glazed window to the front aspect.

Outside

To the front of the property is a low maintenance garden with a driveway which in turn leads to the garage.

To the rear is a large, mature, well stocked garden with paved patio areas, planted borders, fenced boundaries and a paved path that leads to the bottom of the garden.

Garage

23'7" x 8'1" (7.20 x 2.48)

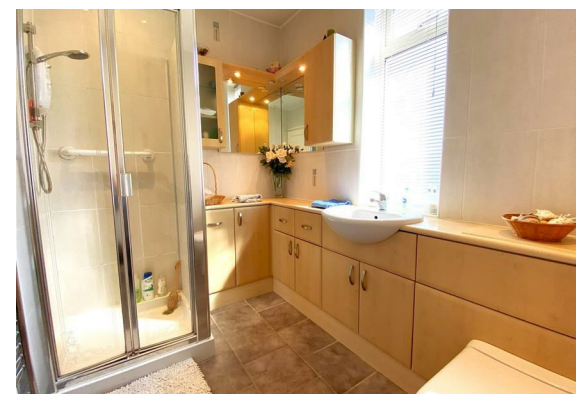
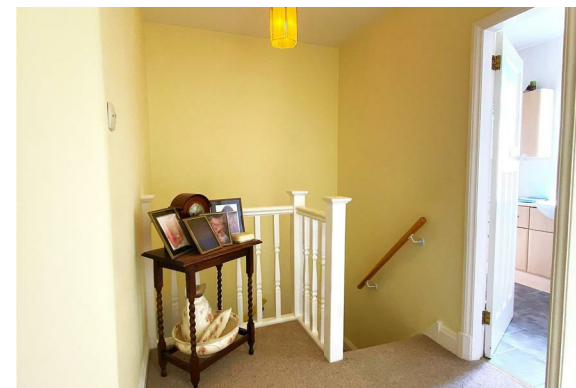
Spacious garage with electric up and over door, power, light, personnel door leading to the rear garden and window also to the rear aspect.

Services

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

Broadband - standard, & ultrafast, see ofcom checker for more details

Mobile - EE, Three, O2 & Vodafone see Ofcom checker for more details



Floor Plan



Viewing

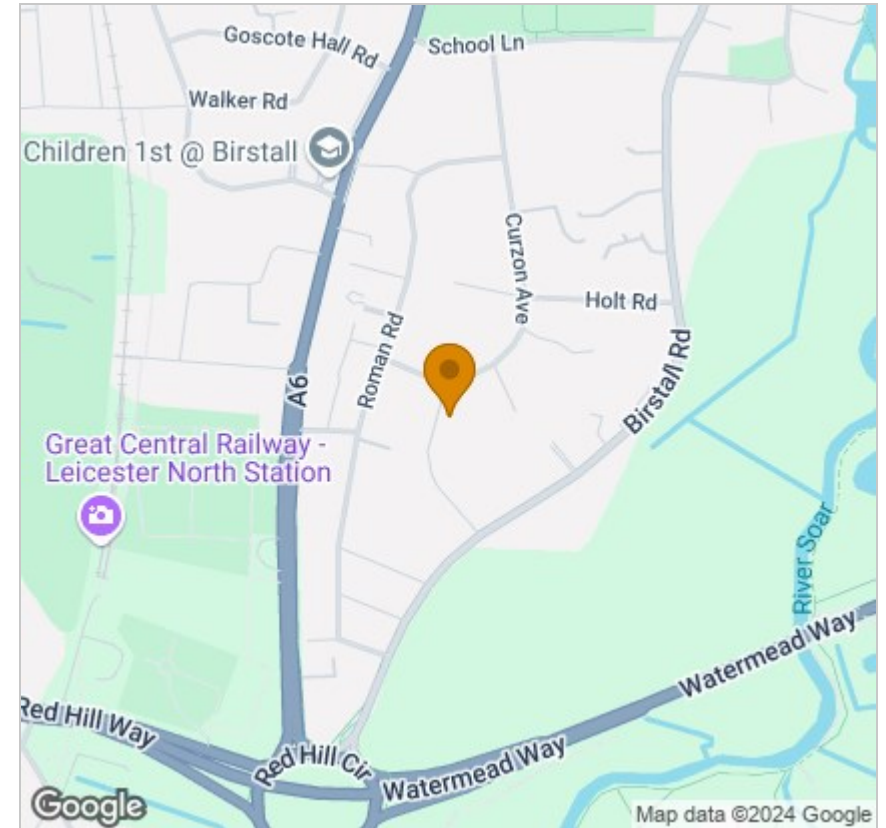
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

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