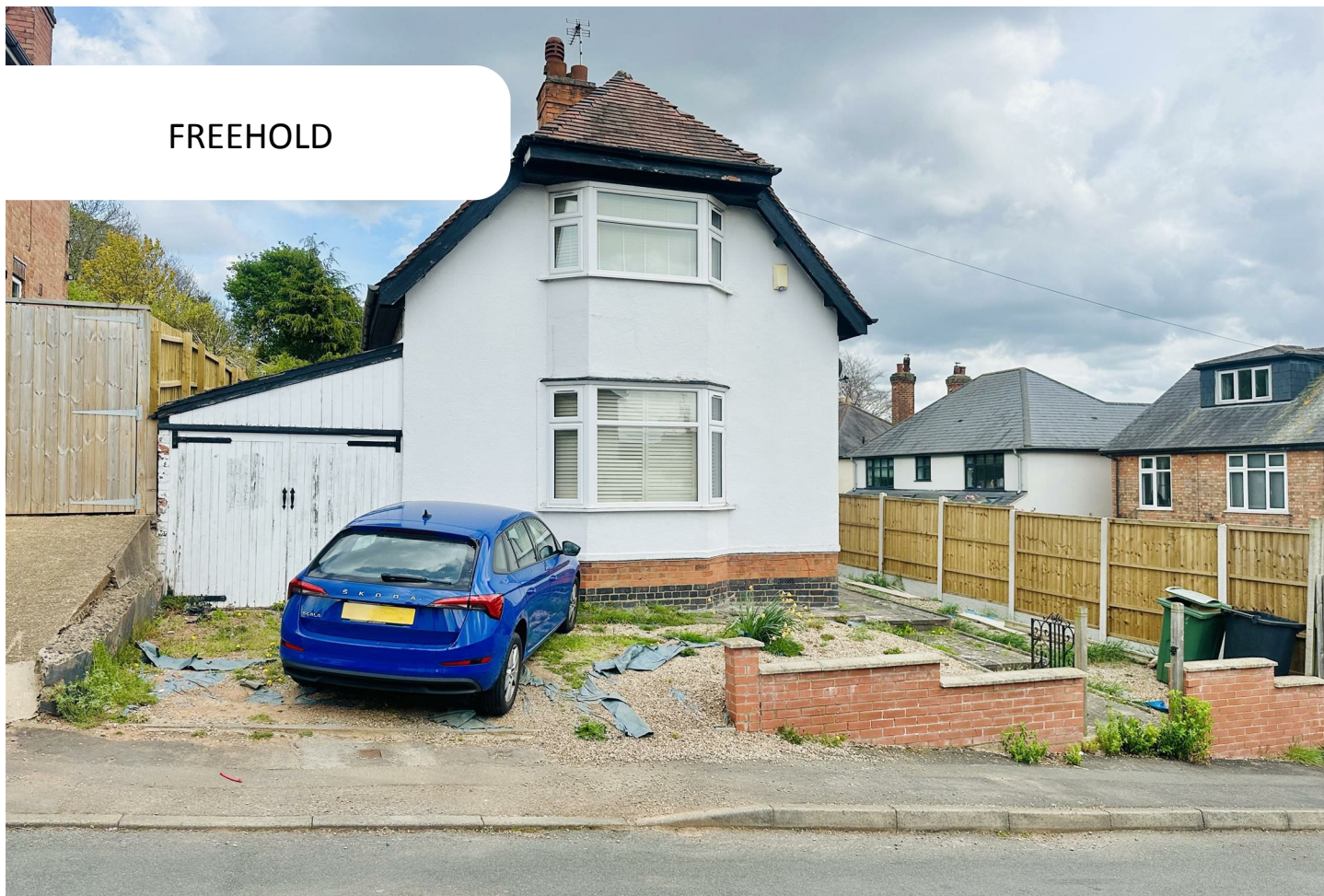


FREEHOLD



House - Detached (EPC Rating:)

Kilby Avenue, Birstall, Leicester, LE4 4AS

Offers Over

£300,000



2 Bedroom House - Detached located in Leicester

***** TWO BEDROOMS - DETACHED - GARAGE - AMPLE OUTDOOR SPACE *****

Situated in the heart of Birstall, this two-bedroom detached home offers spacious accommodation throughout, complete with a private rear garden, garage, and off-road parking.

The ground floor includes an entrance hall, a bright front-facing lounge with a bay window, a separate dining room with access to a conservatory, a fitted kitchen, and a ground floor bathroom. There's also a useful lobby area and under-stair storage.

Upstairs, the property benefits from two generously sized double bedrooms, both with built-in storage.

The rear garden offers a combination of lawn and patio space, with a side gate providing direct access to the front driveway.

Further features include gas central heating, double glazing throughout, and a garage for additional

Contact Seths Today to Arrange a Viewing!

ENTRANCE HALL

Accessed via UPVC door, finished with solid wooden flooring, radiator, and double glazed window facing the side aspect. Provides access to the main lounge, downstairs bathroom, dining area, and stairs leading to the first floor.

GROUND FLOOR BATHROOM

6'6" x 6'1"

Tiled flooring, fully tiled walls, toilet, wash hand basin with vanity unit, polyvinyl bathtub with mixer shower, radiator, and double glazed window facing the right aspect.

LOUNGE

17'11" x 11'9"

Carpeted flooring, radiator, double glazed bay window facing the front aspect, additional double glazed window facing the side aspect, and under-stairs storage cupboard.

DINING ROOM

11'10" x 10'9"

Finished with original wood flooring, radiator, and access to the kitchen, lobby, and conservatory/orangery.

CONSERVATORY

Tiled flooring, surrounded by UPVC double-glazed windows, double doors opening into the garden, and plumbing available for appliances.

KITCHEN

11'6" x 6'2"

Tiled flooring, partially tiled walls, radiator, base level units, stainless steel sink, plumbing and space for washing machine and fridge, integrated four-ring gas burner with oven and extractor fan. Double glazed window facing the right aspect and additional side-facing window.

LOBBY

Mix of original tiled and wooden flooring, under-stairs storage, with a wooden door to the outside and another to the lounge.

FIRST FLOOR

LANDING

Carpeted flooring with storage cupboard, allowing access to all first-floor rooms.

BEDROOM ONE

11'11" x 11'9"

Carpeted flooring, radiator, storage cupboard, and double glazed bay window facing the front aspect.

BEDROOM TWO

12'0" x 11'10"

Carpeted flooring, radiator, double glazed window facing the rear aspect, and three inbuilt storage cupboards.



OUTSIDE

The rear garden offers generous outdoor space, mostly laid to lawn with a paved slabbed path leading to various points. The garden is secluded by fencing and mature borders. Access to the accommodation is available via the conservatory, and a wooden gate leads to the front driveway.

GARAGE

FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: C (Charnwood)

Council Tax Rate: £1,976.24

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

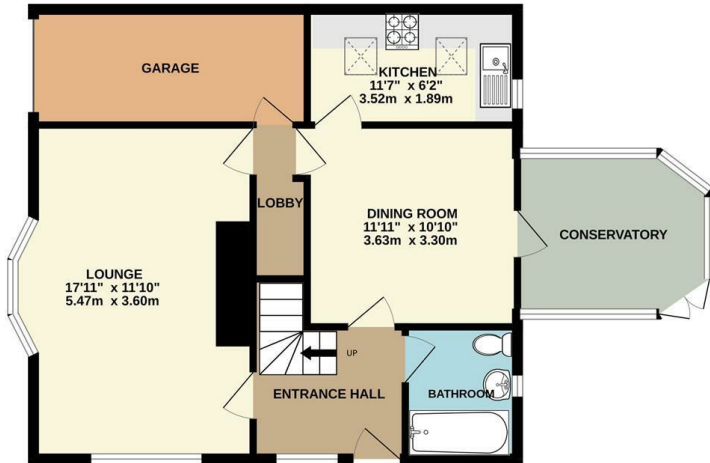
Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

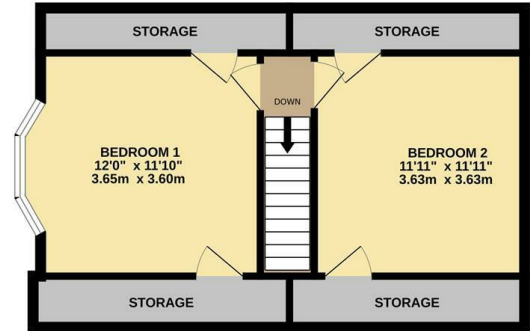




GROUND FLOOR



1ST FLOOR

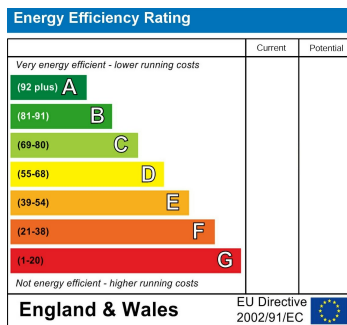


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.