



Becks Close, Birstall, LE4

 4  2  1



£325,000



## Key Features

- Three/Four Well Proportioned Bedrooms
- Three Storey End Town House Perfect For Families
- Open Plan Kitchen Diner
- Master Bedroom With En-suite
- Off Road Parking & Garage to Rear
- Popular Residential Location
- EPC rating C
- Freehold







MODERN FAMILY HOME! - Enjoying the use of a garage and off road parking to the rear, fall in love with this contemporary three/four bedroom town house set over three floors and must be viewed in person to fully appreciate the size and style of the accommodation on offer. Ideally suited to both growing families and professional couples, this home is in an increasingly popular location being conveniently positioned for easy access to the A46 and A6, as well as Leicester City Centre. Benefiting from gas central heating and double glazing throughout, the layout briefly comprises an entrance hall, downstairs WC, study/bedroom and kitchen diner. The first floor offers a full width lounge and double bedroom, whilst to the second floor is the master bedroom with en-suite shower room, further bedroom and bathroom. Occupying a larger than normal plot, there is a split level garden at the rear. An immediate viewing comes highly recommended to avoid disappointment.

### Ground Floor

Upon entering the home, you are greeted by a welcoming entrance hall that provides access to the entire ground floor, including a convenient guest WC. The full-width kitchen/diner is well-appointed with a range of wall and base units, complementary worktops, and tiled splashbacks. Key features include an integrated electric double oven, gas hob with extractor fan, and a built-in dishwasher, along with space for a fridge/freezer and washing machine. Double doors open out to the rear garden, creating a seamless connection between indoor and outdoor living. Completing the ground floor is a versatile study or fourth bedroom, featuring a front-facing window and offering flexible use to suit individual needs.

### First & Second Floor

Located on the first floor is the main reception room,

centred around a feature electric fireplace and enhanced by two windows overlooking the rear elevation, creating a bright and welcoming space. Also on this floor is a double bedroom, complete with built-in wardrobes and a fitted desk, ideal for work or study.

A further staircase leads to the second floor, where two additional bedrooms are situated, both featuring built-in wardrobes. The master bedroom enjoys the added benefit of its own private en suite. Completing the accommodation is a modern family bathroom, fitted with a three-piece suite.

### Outside

The property offers a low maintenance front garden with a paved pathway leading to the front entrance door. To the rear is a larger than normal split level garden with a raised patio area adjacent to the accommodation perfect for outdoor sitting with steps leading down to the lawn area. The property also offers parking and a garage in the behind block which can be easily accessed via a gate at the back of the garden.

### Location

Birstall boasts an excellent range of amenities, including a variety of shops, a post office, well-regarded local schools, a public house, a church, and sporting facilities. The area offers convenient access to the M1 and M69 motorway networks via the A46 western bypass, as well as nearby Fosse Retail Park for a wider selection of retail outlets. For those who enjoy the outdoors, picturesque countryside walks and beauty spots are close by, including the scenic Watermead Park and the historic Bradgate Park in Newtown Linford.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.







### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

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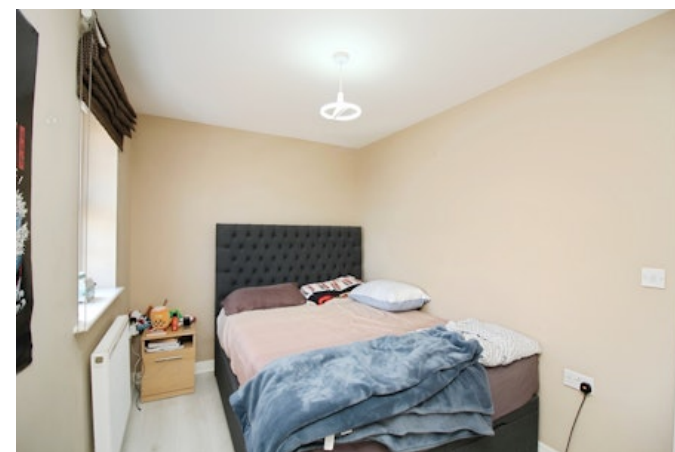
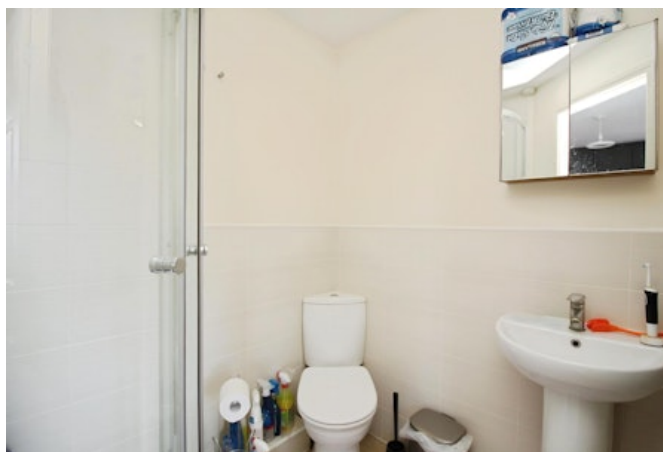
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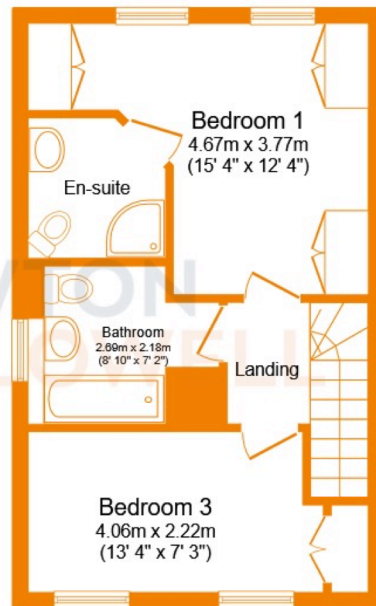




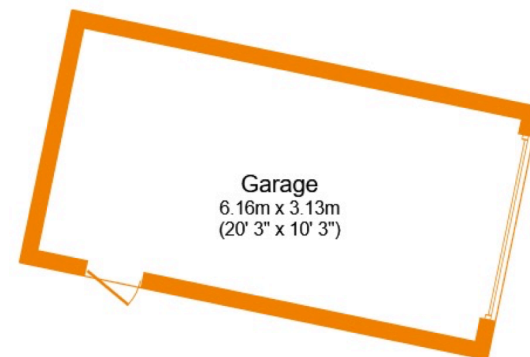
Ground Floor



First Floor



Second Floor



Garage



