



Orchard Road, Birstall, LE4



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£325,000



### Key Features

- Three bedroom semi detached family home
- Highly desirable position, backing directly onto Watermead Country Park
- Open plan kitchen diner with bi-folding doors
- Driveway & single garage
- Perfect for growing families, being within walking distance to schooling
- Gas central heating and double glazing
- EPC rating D
- Freehold







**SOUGHT AFTER LOCATION!** - Newton Fallowell are delighted to welcome to the market this much improved three bedroom traditional semi detached home situated within walking distance to local schooling and amenities, as well as offering direct access to Watermead Country Park making this an ideal home for growing families. The double glazed and gas centrally heated accommodation in more details comprises of an entrance porch and hall, lounge, open plan modern fitted kitchen diner with bi-folding doors to the garden. A useful utility completes the ground floor. Upstairs you will find three practical bedrooms and a re-fitted family shower room. The plot enjoys off road parking to the front with access to a integral garage and a larger than average mainly laid to lawn garden at the rear. Conveniently located for access to major road links, an early viewing is strongly recommended to avoid disappointment.

### Welcome to your new home

Upon entering the home, you are welcomed into an entrance porch which leads through to a warm and inviting entrance hallway, featuring a staircase rising to the first floor. A door opens into the principal reception room, which is flooded with natural light from a half bay window.

A standout feature of the property is the upgraded open-plan kitchen/diner, fitted with a contemporary range of wall and base units complemented by coordinating work surfaces. The kitchen benefits from soft-close drawers, a combination oven, second built-in oven, induction hob with extractor hood, and a sink with drainer. There is ample space for a dining table and chairs, while bi-folding doors provide seamless access to the garden, ideal for entertaining.

Completing the ground floor is a practical utility room offering additional storage and space for appliances, with internal access to the garage and a further door leading out to the garden.

### Moving upstairs

Moving upstairs there are three bedrooms to choose from, two of which are comfortable doubles. Completing the first floor is the modern fitted shower room, upgraded in 2025 and comprising a shower, wash basin with storage beneath and WC, with an illuminated mirror.

### Outside

Situated within an established and popular residential location within Birstall, the plot features a driveway providing off road parking and giving access to the attached garage measuring 4.76m x 2.39m and boasting light and power. To the rear is a larger than average mainly laid to lawn garden not overlooked from beyond and featuring a raised patio area adjacent to the accommodation, ideal for outdoor sitting and entertaining. The home benefits from direct gated access to Watermead Country Park.

### Location

This family home is situated in Birstall, a well-established village within the Charnwood District of Leicestershire, approximately three miles north of Leicester city centre. The village benefits from a wide range of local shopping amenities, well-regarded schools and sporting facilities, along with excellent transport links via the A46 western bypass, providing convenient access to Junction 21 of the M1 motorway and Fosse Retail Park.

### Tenure & Council Tax

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

### Viewing Arrangements

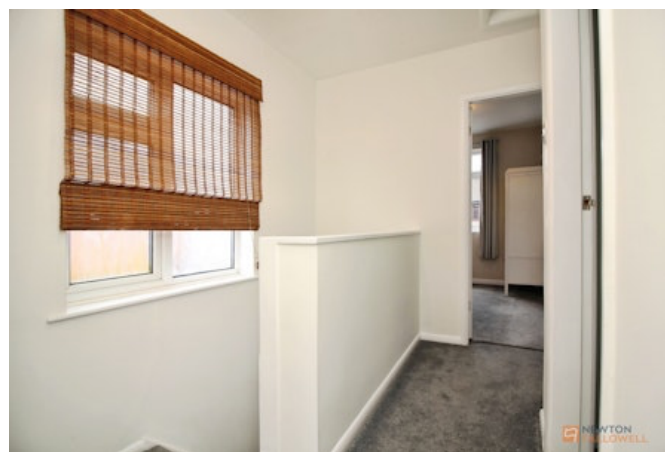
Viewings are strictly by appointment only.

### 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.

### Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

### Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to



choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

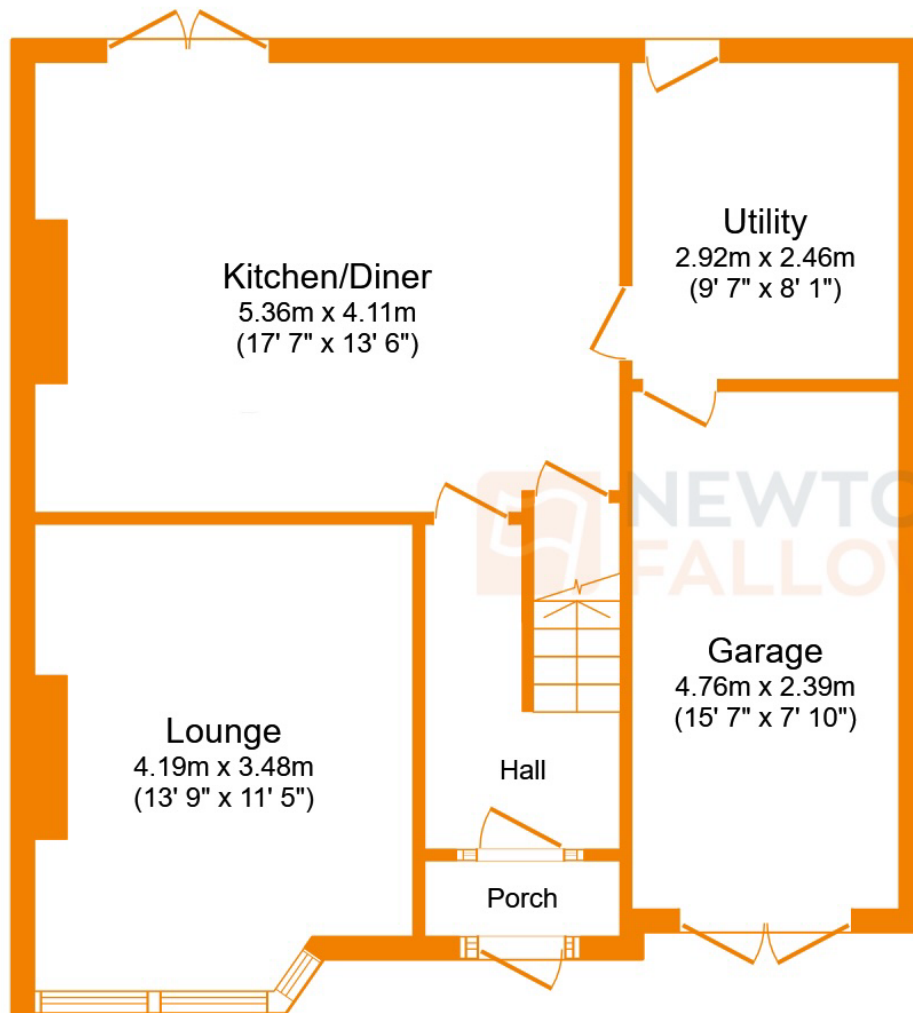
If you have a house to sell then we would love to provide you with a free no obligation valuation.



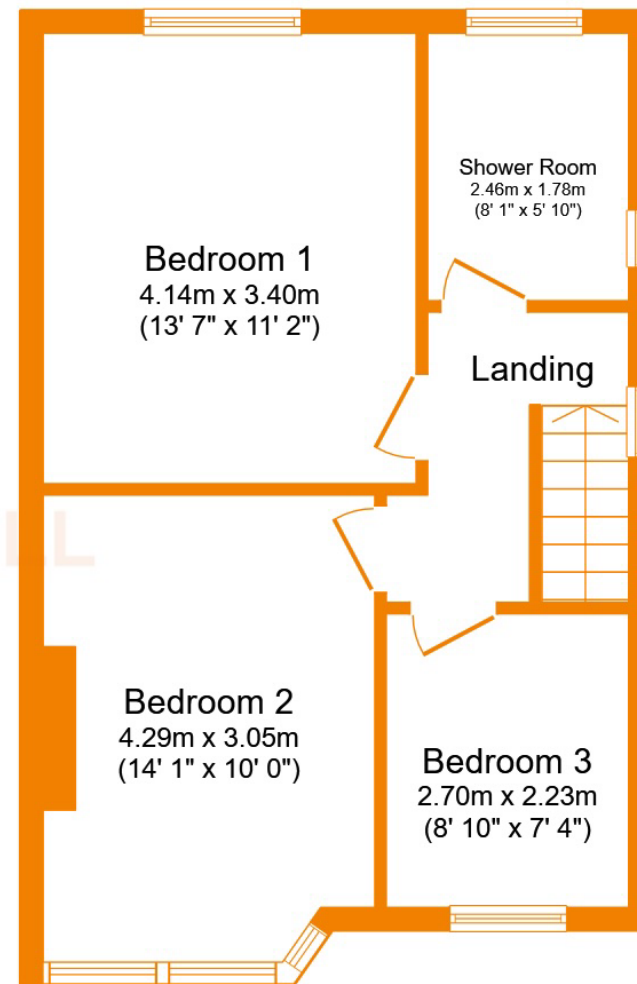








Ground Floor



First Floor





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