



Orchard Road, Birstall, LE4

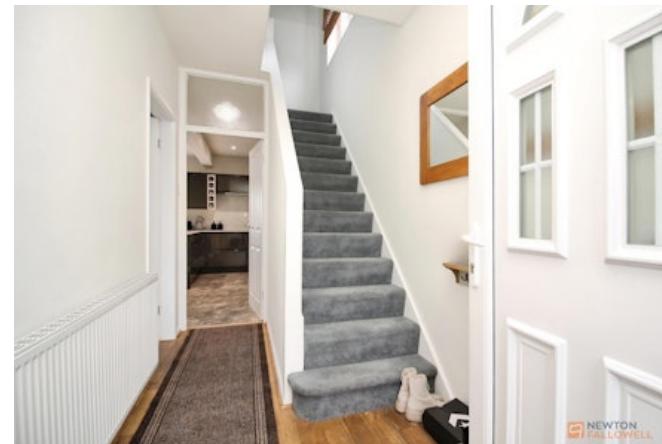


£325,000

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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.

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Agents Note

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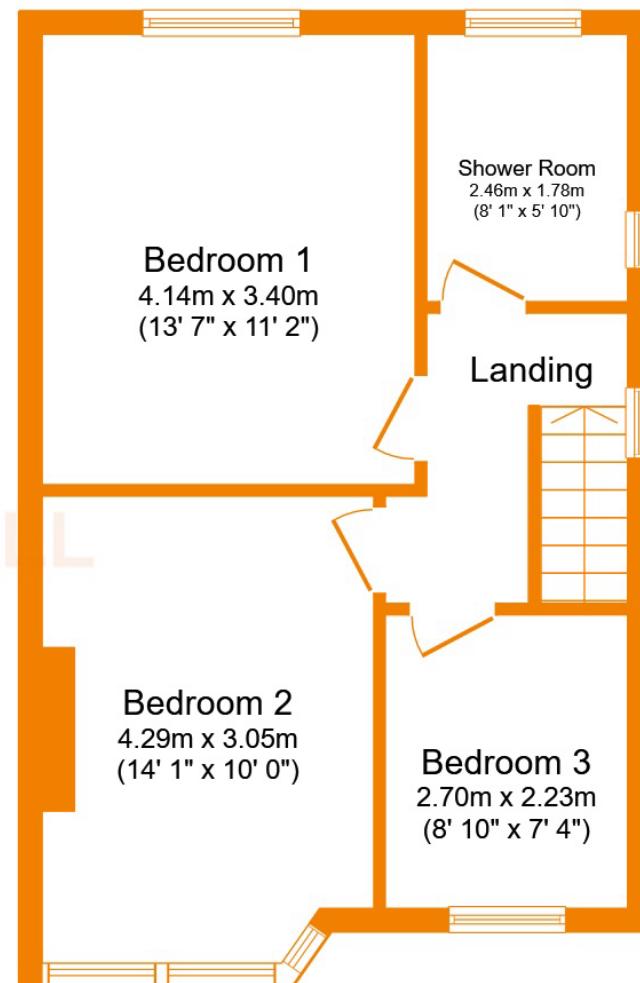
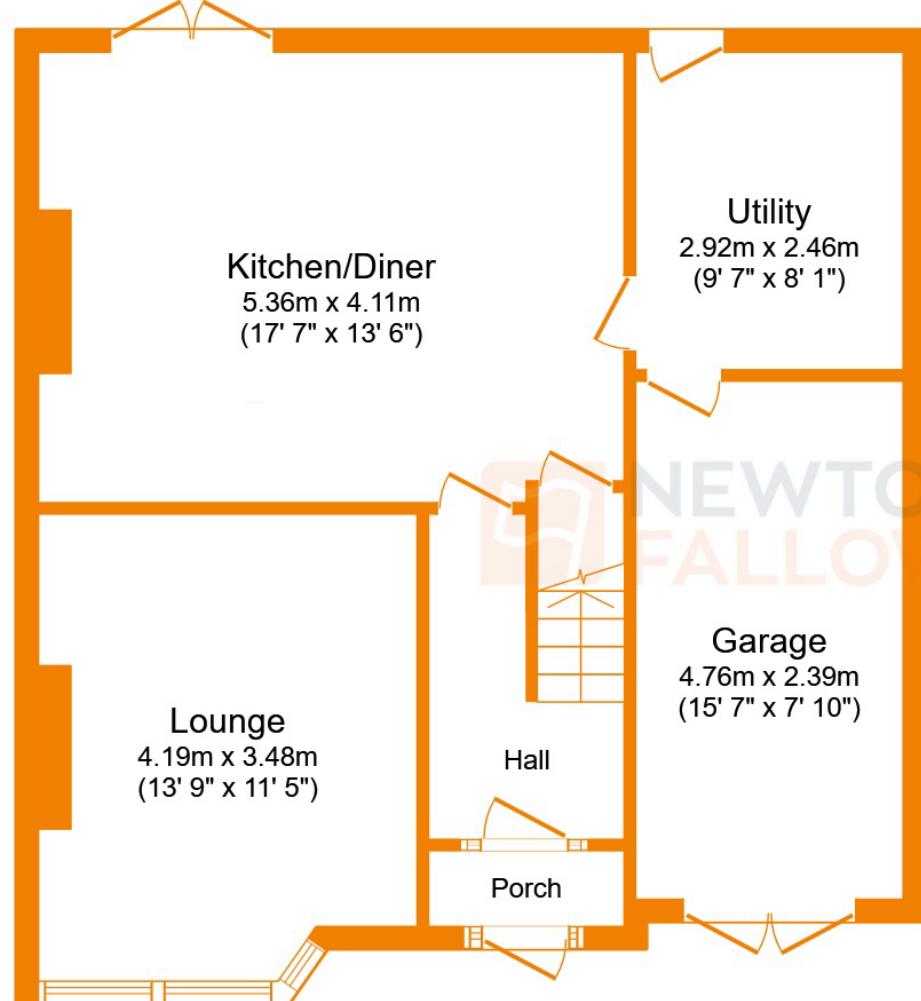
choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should 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.

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