



Moorgate Avenue, Birstall

Creightons Estate Agents are delighted to present this extended three-bedroom detached home, complete with a versatile annexe, set within the ever-popular village of Birstall. Perfect for multi-generational living, an ideal work-from-home setup, or even potential Airbnb income, this property offers exceptional flexibility to suit a wide range of lifestyles. Beautifully extended and ready for its next chapter, this home combines practical space with exciting opportunity. Contact us today to arrange your viewing and discover everything it has to offer.

KEY FEATURES

- Three-bedroom detached house
- Ground floor annexe providing bedroom four
- Large kitchen/ diner
- Two separate reception rooms
- Conservatory
- Large secure rear garden
- Block paved, low maintenance driveway
- Immediate viewing advised

LOCATION

Birstall is a highly sought-after village on the northern edge of Leicester, offering the perfect balance of community charm and modern convenience. With excellent local amenities, well-regarded schools, and beautiful green spaces including Watermead Country Park, it's a location that appeals to families, professionals, and downsizers alike. Its strong transport links into Leicester and easy access to major road networks make commuting simple, while the mix of traditional homes and newer developments provides attractive options for buyers at every stage. Altogether, Birstall delivers a welcoming, well-connected lifestyle, making it a fantastic place to live and invest in a home.







GROUND FLOOR

This extended detached home is entered via a practical glass porch, ideal for storing coats, shoes and everyday essentials, before leading into a bright and welcoming hallway with a side window and stylish wooden flooring for a clean, contemporary feel. There is also the staircase ascending to the first floor and useful understairs storage.

A doorway to the right opens into the lounge, while straight ahead leads into the spacious kitchen-diner. The front-facing lounge enjoys the same wooden flooring, a generous bay window that floods the room with natural light, a feature fireplace, and double doors connecting through to the snug. The snug offers excellent versatility, continuing the wooden flooring and opening directly into the impressive kitchen-diner. The L-shaped kitchen-diner features skylight windows, spotlights, tiled flooring, and a range of light wood shaker-style base and wall units paired with a contrasting dark work surface. There is ample space for appliances, and from here you can access the annexe, the rear garden, and the conservatory. The conservatory mirrors the kitchen's tiled flooring and neutral décor, creating a bright and airy space with lovely views over the rear garden. The annexe benefits from its own private entrance from the front driveway and includes a spacious internal lobby, a second reception room, and a bedroom with an ensuite shower room. The bedroom is tastefully decorated with light wooden flooring and contemporary styling, while the ensuite features floor-to-ceiling marble-effect tiling, a walk-in shower cubicle, vanity-style wash basin, and low-level WC.



FIRST FLOOR

The first-floor landing provides access to three bedrooms and the family bathroom. The primary bedroom is a generous double positioned at the front of the property, featuring a large window and fitted storage. Bedroom two is another spacious double, located at the rear with pleasant views over the garden. It also benefits from fitted storage and neutral décor. Bedroom three is a well-proportioned single, ideal as a home office, child's bedroom, or guest room, and is situated at the front of the house. The recently refitted family bathroom offers a modern white suite comprising a bath with shower over, a wash hand basin set within a vanity unit for additional storage, a low-level WC, a heated towel radiator, tiled flooring, and marble-effect splashbacks.

OUTSIDE

The front of the property is fully block-paved for low maintenance and provides ample off-road parking. The rear garden features a covered veranda with artificial grass and fencing, creating an ideal space for outdoor entertaining in all weather conditions. Beyond this is a patio area leading to a large, fully fenced lawn with a selection of mature shrubs and trees, along with a useful storage shed.



Mooregate Avenue, Birstall



57 Mooregate Avenue, Birstall

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



