



**Smiths**  
your property experts

# Paget Avenue

Birstall, Leicestershire

- Beautifully presented semi-detached family home
- Considerably upgraded and presented in excellent order
- Beautiful bay-fronted sitting room with a wood-burning stove
- Modern fully fitted kitchen and a separate dining room
- Two double bedrooms and a refitted contemporary bathroom
- Set back from the street behind a double-width driveway
- Lovely, mature landscaped gardens to the rear
- Excellent access to Leicester city centre and Loughborough



## General Description

Smiths Property Experts offer to the market this wonderful, mature two-bedroom semi-detached family home in Birstall. Presented in excellent order throughout, the current owners have considerably upgraded the accommodation, including a beautiful contemporary bathroom replacement. The property affords an enviable position in a peaceful residential street, a short walk from the village centre. There is excellent access to Leicester city centre and Loughborough.





## The Property

Internally, the property offers generous and well-laid-out accommodation, with uPVC double glazing and gas central heating throughout. Extending to approximately 865 square feet in total, expect to find a lovely sitting room with a bay window, a window seat, and a wood-burning stove. There is a modern, fully fitted kitchen, a dining room, and a light-filled garden room that leads straight out to the mature, generous rear gardens. A useful store is currently used as a study. Upstairs are two double bedrooms and a stunning family bathroom. There is excellent storage throughout, including built-in wardrobes in the main bedroom.

## The Outside

This mature and beautifully maintained family home occupies a peaceful position set back from a quiet residential street in the heart of Birstall. The property affords an excellent plot, with a gravel-laid double-width driveway to the front, and mature landscaped gardens to the rear. A raised deck offers al fresco entertaining space, and there are central lawns with well-stocked borders and good quality closed board fencing around. A pathway leads down the garden to a useful timber shed.



## The Location

Birstall is a well-regarded residential location, just three miles from Leicester city centre to the South and three miles from the beautiful Charnwood Forest to the North. The commuter links to Nottingham, Birmingham, and Loughborough are excellent via the nearby A6/A46 road network, and there are excellent schooling options nearby. A bustling high street provides a full array of services. There are excellent public transport links to the city centre, and semi-rural and riverside walks, all easily accessible from the property.

## Property Information

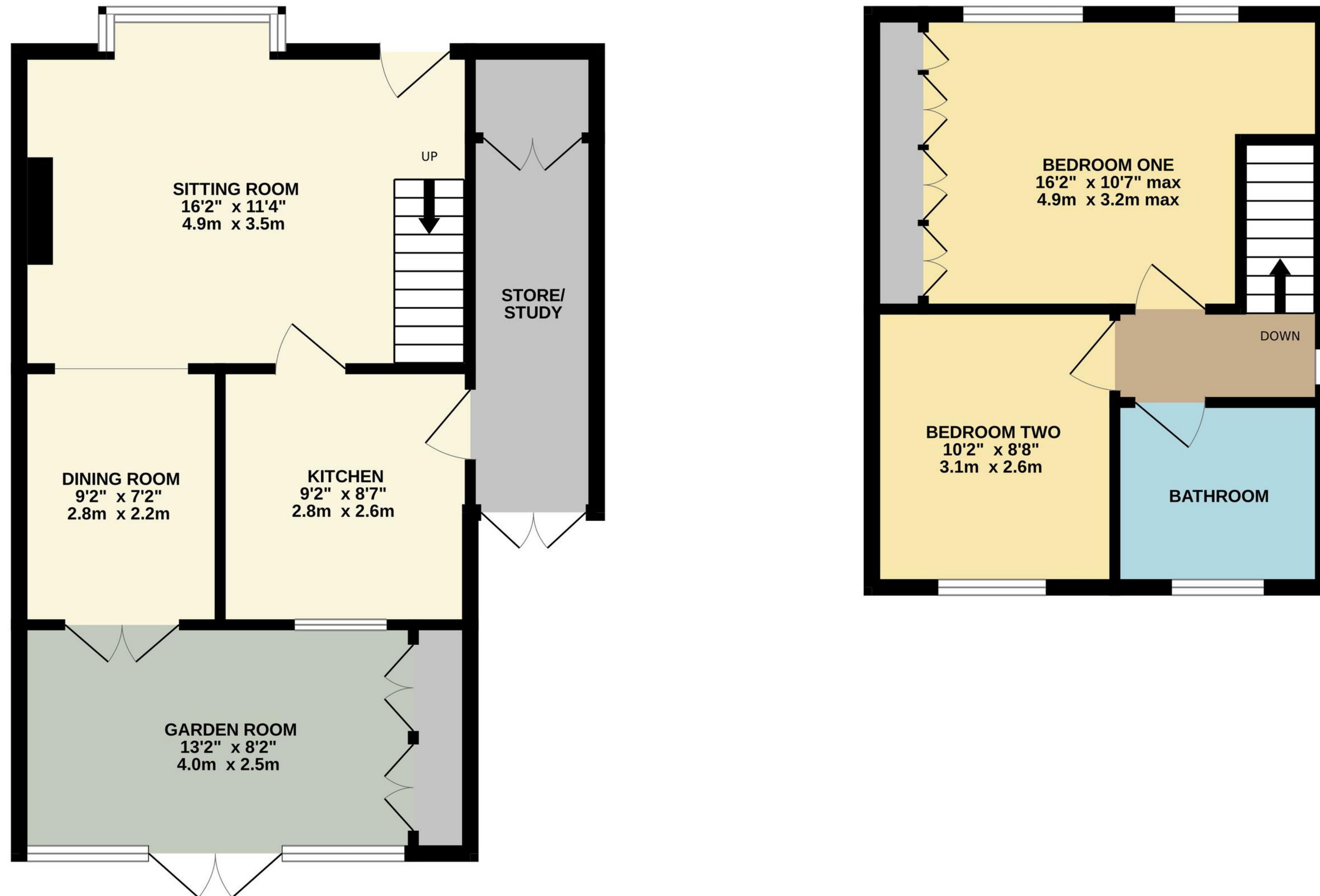
EPC Rating: D.

Council Tax Band: B.

Local Authority: Charnwood Borough Council.

## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

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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