



Fielding Road | Birstall

Creightons Estate Agents are pleased to present this traditional three-bedroom semi-detached family home, ideally located in the highly desirable village of Birstall. The ground floor comprises an inviting entrance hallway, a spacious living room seamlessly flowing into the dining area with direct access to the stunning garden, and a fitted kitchen with a side door for convenient outdoor access.

Offering excellent scope for modernisation, this property presents an exceptional opportunity for buyers to create a bespoke family home tailored to their personal style. Conveniently situated within walking distance of local amenities and reputable schools, it benefits from a prime position for everyday living. With significant potential for renovation and extension (subject to relevant planning permissions), early viewing is highly recommended to avoid missing out on this fantastic opportunity. Available with NO UPWARD CHAIN for a hassle-free purchase.

- Traditional semi-detached family home in the sought-after village of Birstall
- Spacious living and dining area with direct access to the beautiful garden
- Three bedrooms and a family bathroom
- Large, private, established rear garden with an outbuilding for storage
- Driveway providing off-road parking
- Potential for modernisation and extension, subject to necessary planning consents
- Ideal for buyers seeking to personalize and update a family residence
- Offered with NO ONWARD CHAIN
- Early viewing highly recommended

LOCATION

Birstall, Leicestershire offers the perfect blend of village charm and suburban convenience, making it a popular choice for families and professionals alike. Just two miles north of Leicester city centre, it boasts excellent transport links, including a park-and-ride service, ideal for commuters. The area is known for its well-regarded schools, strong sense of community, and access to green spaces like Watermead Country Park, perfect for weekend walks and family outings. With a mix of period homes and modern developments, plus a thriving high street and local amenities, Birstall combines lifestyle appeal with practical living.







GROUND FLOOR

Upon entering, you are welcomed into a bright and airy hallway, featuring a glass-panelled front door and side window. From here, access is available to the staircase leading to the first floor and the ground-floor rooms. The front-facing lounge offers a warm and inviting space with a feature fireplace, neutral décor, and a large bay window that fills the room with natural light. The lounge flows seamlessly into the dining area, which benefits from garden views and access. The separate kitchen is fitted with a range of white base and wall units, providing space for appliances such as a washing machine, dishwasher, fridge, and cooker. A side door offers convenient access to the outside space.

FIRST FLOOR

The first-floor landing provides access to three bedrooms and the family bathroom. The primary bedroom, situated at the front of the property, features a large bay window and built-in wardrobes, offering ample storage and a pleasant outlook. The second bedroom, located at the rear, also benefits from fitted wardrobes and has wonderful garden views. The third bedroom, a single, is positioned at the front and includes a useful storage cupboard. The family bathroom comprises a bath with a shower overhead, W.C., and a pedestal wash hand basin.

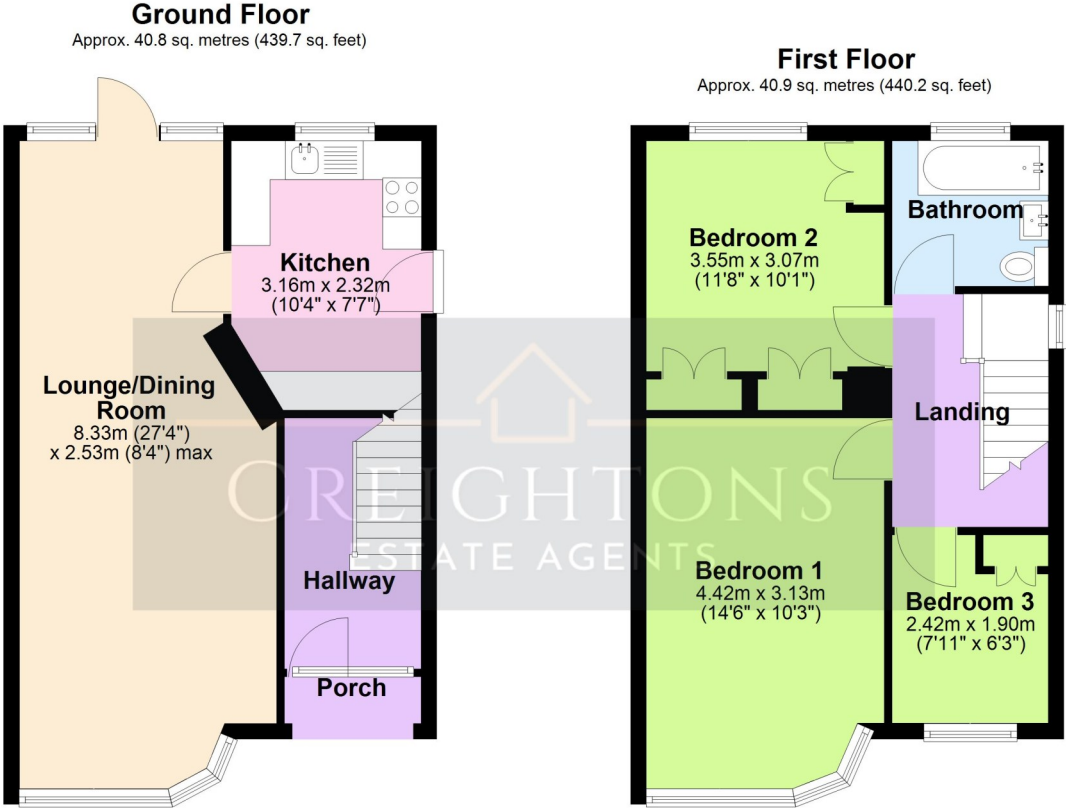
OUTSIDE

The property benefits from a front garden adorned with mature shrubs and a driveway providing off-road parking. The generous, enclosed rear garden offers a private and mature outlook, predominantly laid to lawn with a slabbed patio area ideal for outdoor dining and seating. Well-established shrubs and trees create a tranquil environment, perfect for relaxing or entertaining. Additionally, there is a versatile outbuilding suitable for storage.





Fielding Road | Birstall | Leicestershire



Total area: approx. 81.7 sq. metres (879.9 sq. feet)

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.
Plan produced using PlanUp.

82 Fielding Road, 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	69 C	76 C
55-68	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.



