

JAMES
SELICKS

5 CONNERY LEYS ROAD

BIRSTALL
LEICESTERSHIRE
LE4 3LR

GUIDE PRICE: £650,000



A well-presented and generously proportioned five bedroom detached family home offers versatile living space throughout, ideal for modern family life.

Entrance hall • cloakroom • three reception rooms • kitchen • utility room • principal bedroom • walk-in wardrobe • en-suite • four further bedrooms • family bathroom • driveway • neat frontage • landscaped rear garden • converted garage • EPC - B

Location

Birstall village offers a superb range of amenities including popular schooling, shopping, a post office, public house, church and provides good access to Fosse Retail Park and the M1/M69 motorway networks. Many countryside walks and beauty spots are also within easy reach including nearby Watermead and Bradgate Parks.

Accommodation

A welcoming entrance hall houses a convenient cloakroom with a two piece suite and useful storage housing the boiler. The ground floor provides a variety of flexible living areas. The snug/dining room features laminate flooring and benefits from patio doors opening onto the rear garden, allowing for plenty of natural light. A separate study, also with laminate flooring is fitted with a desk and built-in storage, making it an ideal work-from-home space. The main sitting room is a comfortable and inviting space, complete with wood-effect laminate flooring, an electric fire and air conditioning. Patio doors lead directly out to the garden, enhancing the indoor-outdoor flow.

The bright and spacious kitchen has two windows, tiled flooring and is well-equipped with a good range of wooden eye and base level units and drawers complemented by black stone preparation surfaces with an undermounted stainless steel one and half bowl sink with mixer tap over. Integrated appliances include a Smeg oven, five-ring gas hob with stainless steel extractor hood and a dishwasher. A utility room with matching tiled flooring, wooden units and worktops provides additional storage along with space and plumbing for a washing machine and dryer and a side door.

To the first floor, the property continues to impress with five bedrooms accessed off a bright and open landing housing the airing cupboard and water tank within. The principal bedroom is a spacious double room featuring air conditioning, a walk-in wardrobe area and a private en-suite shower room with a chrome heated towel rail, wash hand basin, WC and corner shower enclosure. The remaining bedrooms are all well-proportioned, with several benefiting from built-in storage and air conditioning, offering flexibility for family living or additional workspace if required (one currently utilised as a dressing room/walk-in wardrobe). The family bathroom has a chrome heated towel rail and is fitted with a bath with fixed and flexible shower heads, a pedestal wash hand basin and WC.

Outside

To the front of the property, a driveway provides off-road parking for two vehicles, alongside a neatly maintained garden with hedging and a lawned area, creating an attractive first impression. Gated side access leads to the neat rear garden which is of a generous size featuring a patio area leading onto a predominantly lawned garden, ideal for outdoor entertaining and family use. A further raised decked seating area sits to the rear of a converted garage, finished with laminate flooring, spotlights and power creating a versatile additional space suitable for a home office, gym or studio.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None.

Local Authority: Charnwood Borough Council, **Tax Band:** F

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, speed unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Two-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.











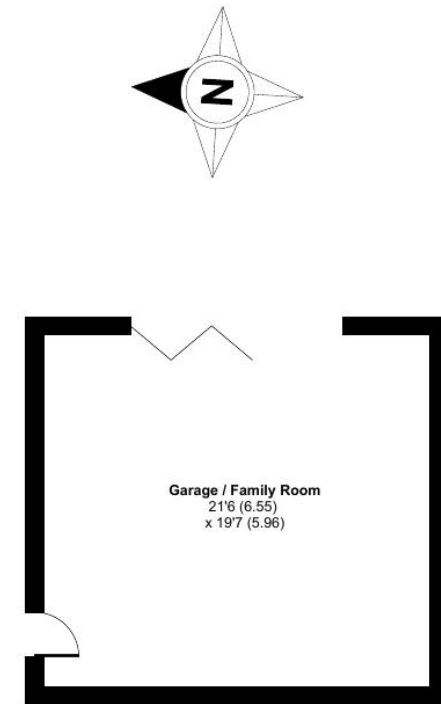
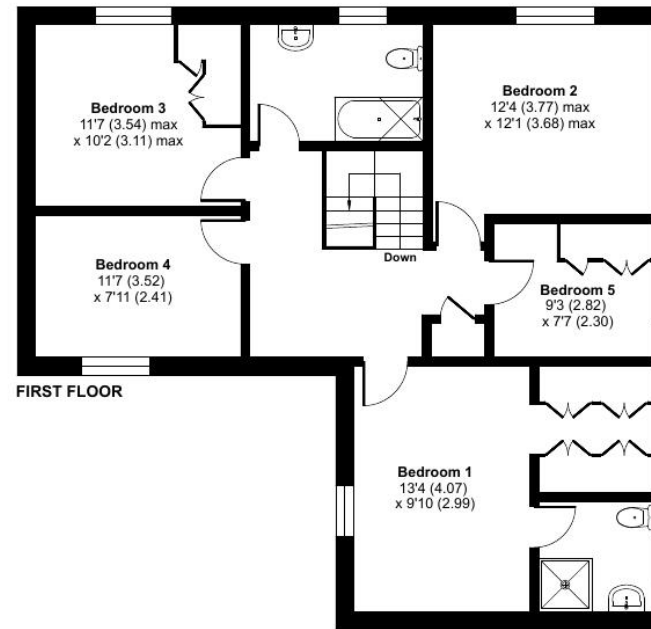
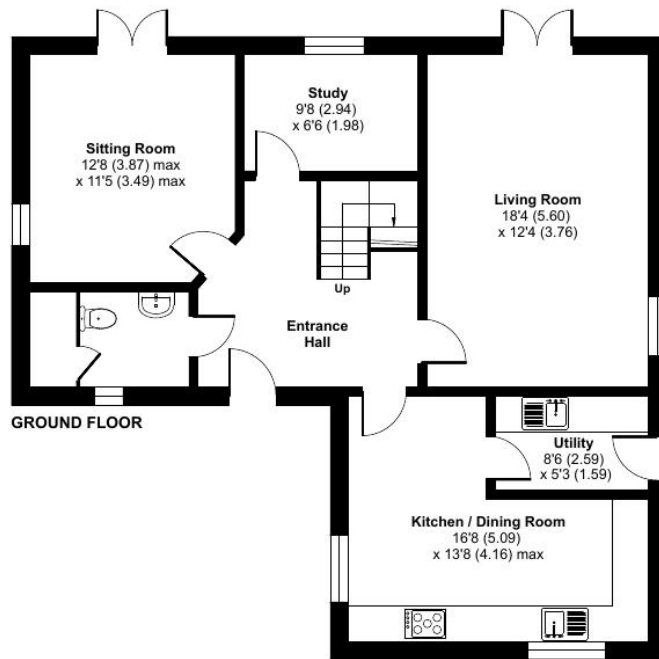
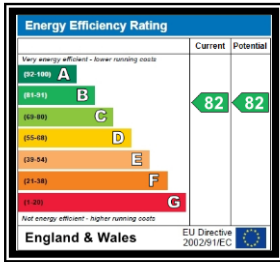
Connery Leys Road, Birstall, Leicester, LE4

Approximate Area = 1746 sq ft / 162.2 sq m

Garage = 420 sq ft / 39 sq m

Total = 2166 sq ft / 201.2 sq m

For identification only - Not to scale



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

