



21 Allington Drive, Birstall - LE4 4FD
£289,950

 **NEWTON FALLOWELL**

21 Allington Drive

Birstall, Leicester

IDEAL FAMILY HOME! - Having been occupied by the same owners for many years, fall in love with this traditional three bedroom semi detached home situated within close proximity to Watermead Country Park, variety of amenities and local schooling, making this an ideal family home. Benefiting from double glazing and gas central heating (Boiler Fitted 2026), the accommodation includes an entrance porch and hall, lounge and kitchen diner. Upstairs you will find three bedrooms and a bathroom. The plot allows for off street parking to the front, with a garden and garage set at the rear. Offering the potential for extensions to the side and rear (subject to necessary planning), an early viewing is strongly recommended to avoid disappointment.

Council Tax band: C

Tenure: Freehold

- Three bedroom semi detached home
- Perfect for growing families
- Popular residential location, within walking distance to schooling
- Gas central heating (Boiler fitted in 2026)
- Driveway and single garage
- Lawned rear garden not overlooked from beyond
- Need Independent Mortgage Advice?
- Tenure - Freehold / Tax Band C
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed into the entrance porch, with a door leading through to the inviting entrance hallway. The hallway features a staircase rising to the first floor, while open access leads into the well-presented reception room, complete with carpet flooring and a feature log burner. A window overlooks the front elevation, while further open access leads through to the kitchen/diner. The kitchen/diner is fitted with a range of wall and base units, complemented by work surfaces, a sink and drainer, and space for appliances. The room also houses a Worcester boiler, fitted in 2026. Sliding doors provide direct access to the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

Ascend to the first floor

Ascending to the first floor, the landing provides access to three bedrooms, two of which are well-proportioned doubles, both benefiting from built-in wardrobes. Completing the first floor is the family bathroom, fitted with a bath and shower over, wash basin and WC, and featuring dual-aspect glazing which provides plenty of natural light.

Outside

The property occupies a generous plot, with a driveway to the front providing off-road parking. Gated access leads through to the rear, where you will find a single garage and a well-maintained, predominantly lawned rear garden. The garden enjoys a good degree of privacy, with no properties directly overlooking from beyond.



Location

Birstall lies approximately two miles north of Leicester city centre providing particularly good access to the professional quarters, city centre, shopping facilities and mainline railway station with direct access to London St Pancras in just over an hour. The village itself offers a wide of local shopping facilities, Parish Church, popular pubs and restaurants, local schooling and also provides convenient access to the A46 Western Bypass with links to the M1/M69 motorway networks and associated Fosse Retail Park.

Tenure & Council Tax

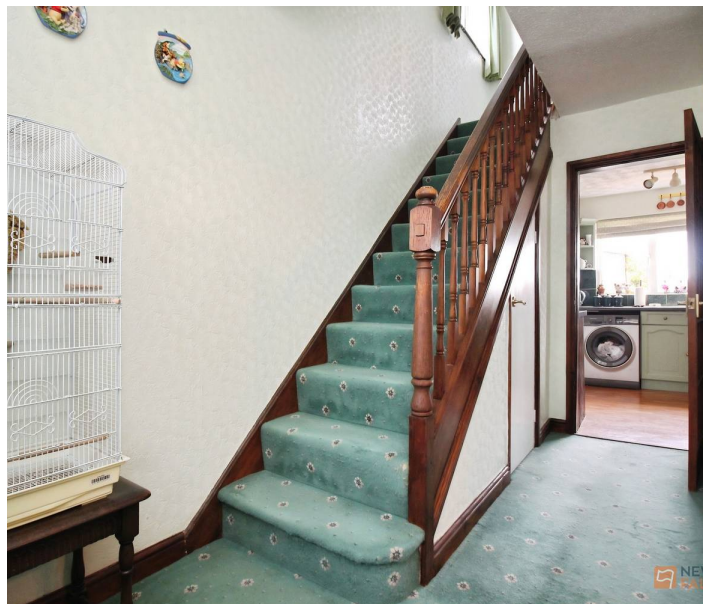
We understand the property to be freehold with vacant possession upon completion. Charnwood District Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

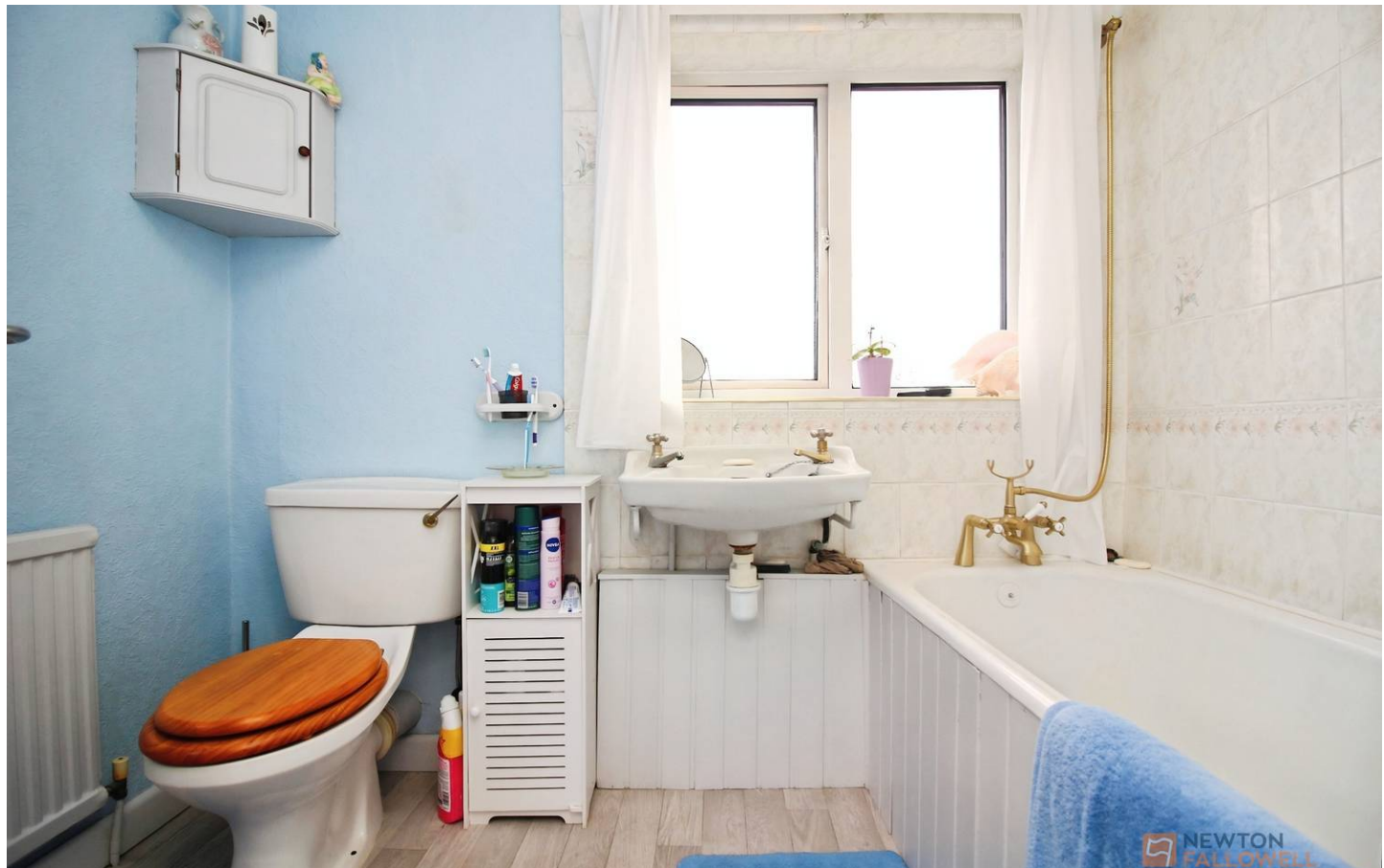


Referrals

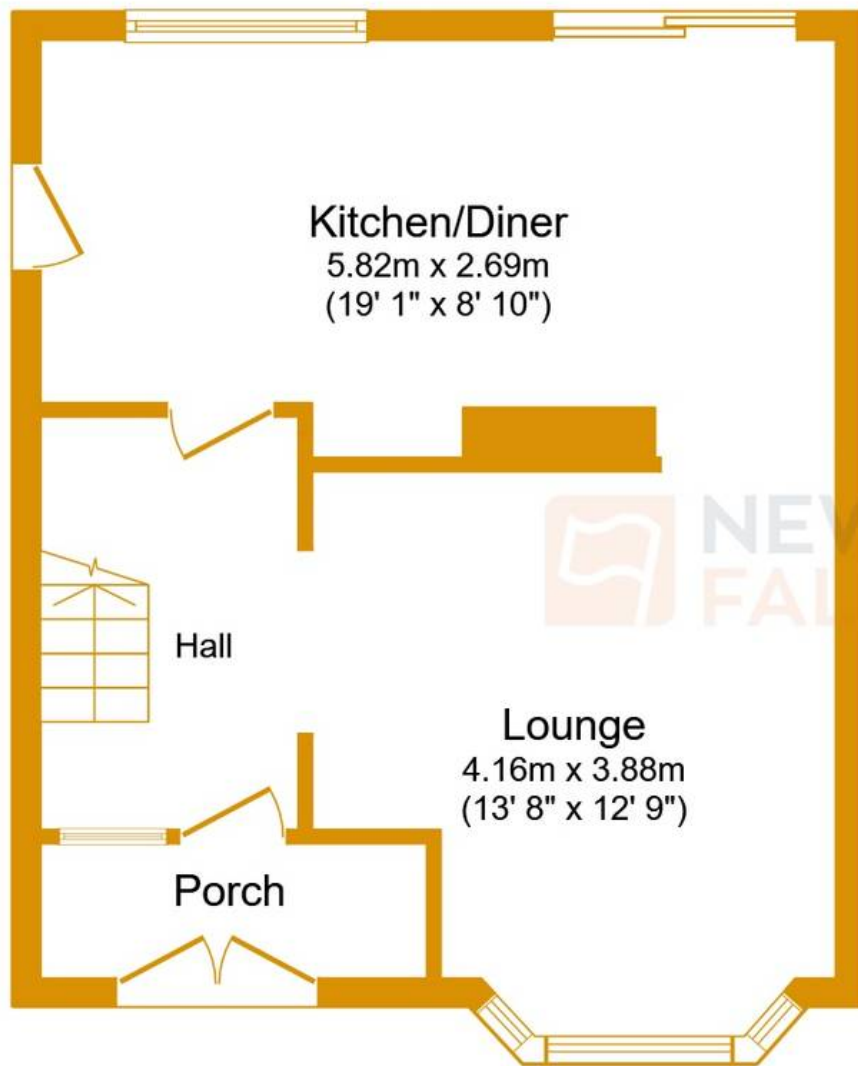
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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.

Free Property Valuations

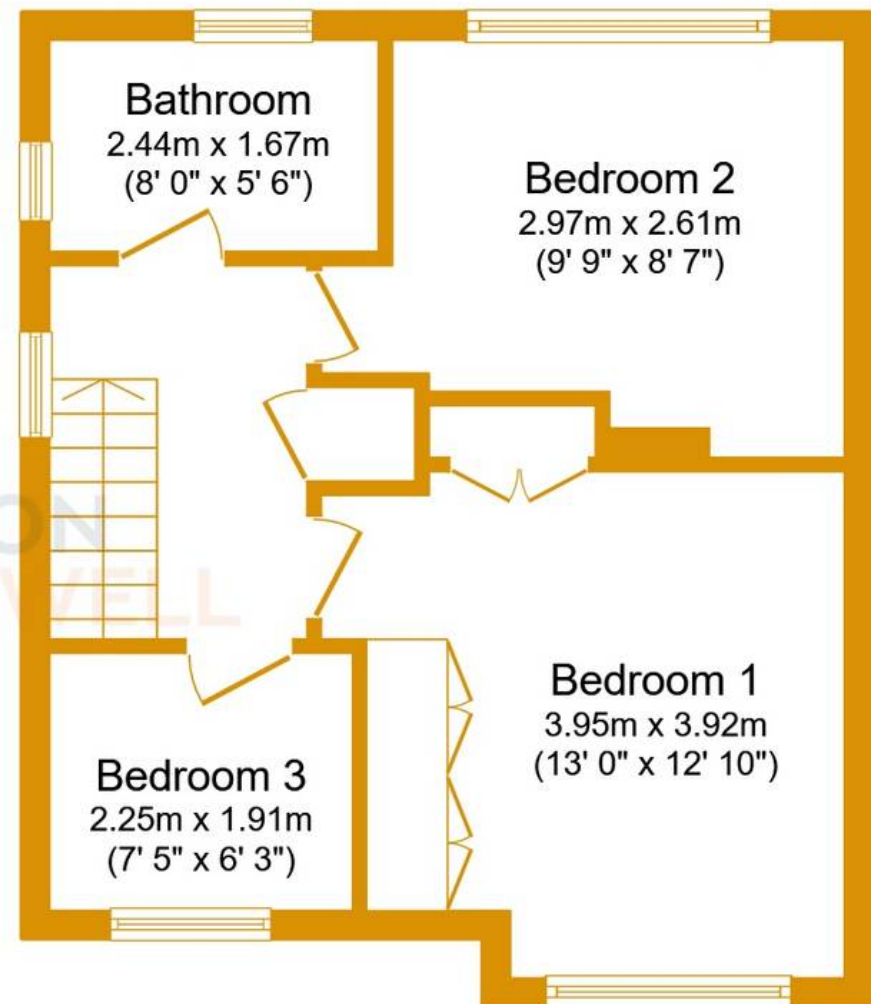
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 81.0 sq.m. (872 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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