

# Aston & Co

ESTATE & LETTING AGENTS



17 Acorn Close  
, Birstall, LE4 4BZ

Offers In The Region Of £250,000



SPACIOUS APARTMENT BOASTING A WEALTH OF ORIGINAL FEATURES, SET WITHIN IMMACULATEDLY PRESENTED GROUNDS JUST A SHORT WALK FROM BIRSTALL CENTRE AND WATERMEAD COUNTRY PARK. VIEWING IS A MUST TO APPRECIATE THE SIZE AND CHARACTER PROVIDED BY THIS HOME, APARTMENTS OF THIS STYLE AND QUALITY ARE A RARE FIND.

This stunning first floor apartment is one of only five individual properties in this handsome Victorian conversion. Offering spacious and grand living accommodation blending the properties original features with modern comfort. The accommodation briefly consists of a spacious entrance hall with lobby, kitchen diner with pantry, A fabulous living dinner with dual aspect windows, master bedroom with ensuite bathroom and walk in wardrobe, a second double bedroom and shower room. The property also benefits from gas central heating, parking and a garage.

- Stunning First Floor Apartment
- Immaculately Presented Communal Grounds
- Kitchen-Diner & Lounge-Diner
- Two Bedrooms, Master Bedroom With En-suite & Walk-in Wardrobe
- Garage & Parking
- 975 Year Lease
- Must View Property
- EPC Rating C, Council Tax Band F



## Location

Birstall is a large village in the Charnwood district of Leicestershire, convenient for Leicester, Nottingham, Loughborough and Melton with road and rail links making Birstall the ideal commuter base. Within Birstall is its many local amenities, The River Soar and Watermead Country Park with its woodland walks, cycle tracks, picnic areas and lakes is a haven for wetland wildlife is popular with families, walkers and cyclists.

## The Property

The property is entered via a stunning communal entrance hall boasting original Victorian floor tiling, wall panelling and housing the elegant staircase leading to all floors.



## Entrance Hall & Lobby

6'8" x 19'10" (2.05 x 6.05 )

With coved ceiling, stairs to the lobby and provides access to the following.

## Kitchen-Diner

14'7" x 14'6" (4.47 x 4.44 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted double oven, hob and extractor, integrated, microwave, washing machine, dishwasher, fridge and freezer, recessed spot lighting and a pantry.



## Lounge-Diner

19'1" x 20'8" (5.83 x 6.30 )

With dual aspect windows, coved ceiling, gas fire and sandstone feature surround.

## Rear Hall

With airing cupboard, loft hatch, and provides access to the following.

## Bedroom One

15'2" x 11'4" (4.63 x 3.46 )

With dual aspect windows, coved ceiling and doors leading to the en-suite and walk in wardrobe.



## Ensuite Bathroom

8'0" x 7'2" (2.45 x 2.20 )

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath.

## Bedroom Two

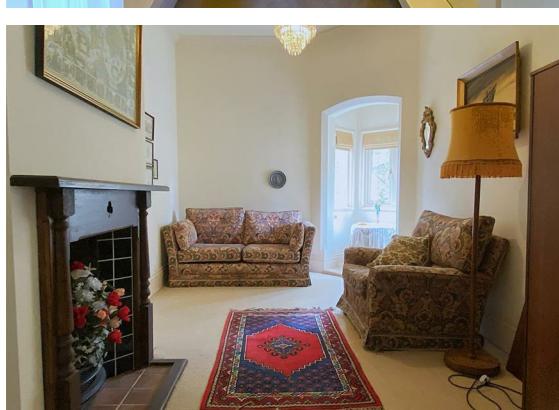
16'7" x 8'9" (5.06 x 2.69 )

With feature fire place and bay window.

## Shower Room

7'2" x 7'10" (2.20 x 2.40 )

Fitted with a three piece suite comprising low level wc, pedestal basin and walk in shower.



## Outside

The property is approached via a sweeping tree lined driveway leading to its elevated position with access to parking and garage. Beautiful communal gardens surround the building laid mainly to lawn with inset evergreen and floral beds, sun terrace to rear.

## Services

The property benefits from mains, gas, water electric and drainage.

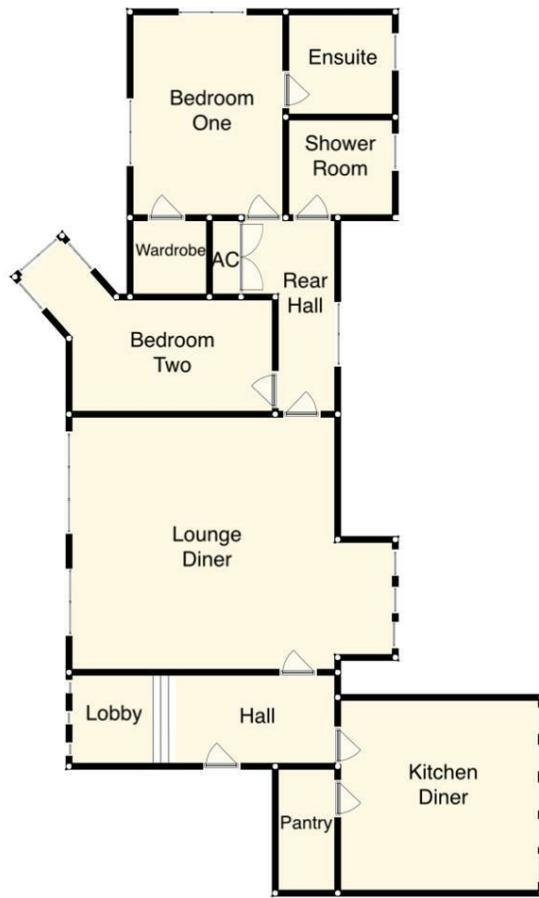
Internet- standard, super and ultra fast see ofcomchecker for more details.

Mobile- see ofcom checker for more details.

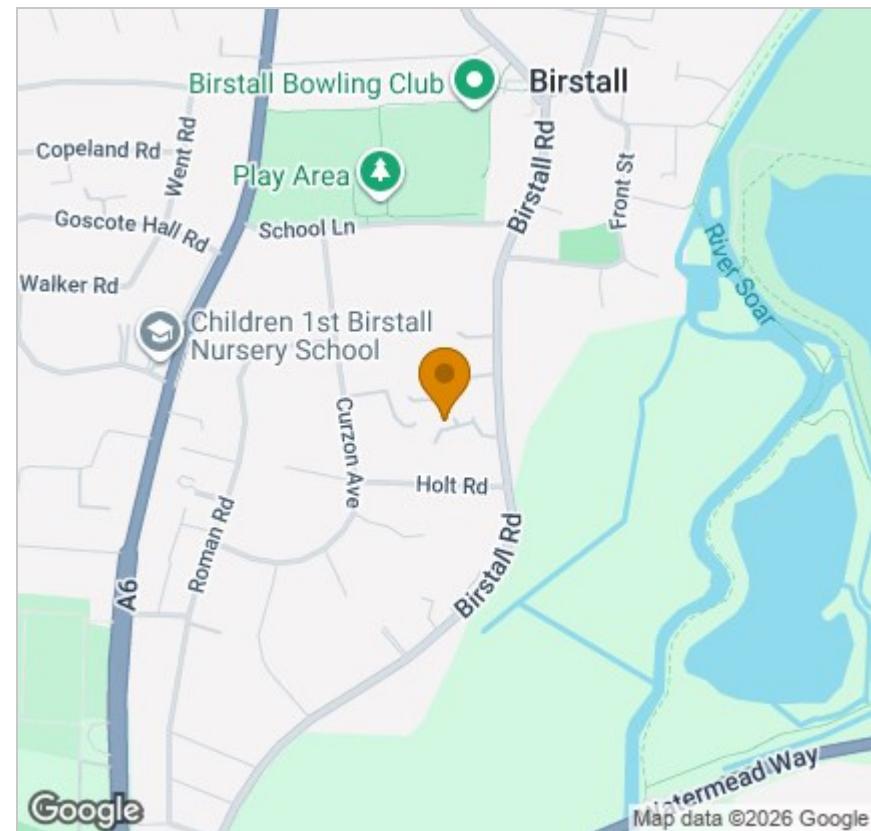
## Service Charge

The property is subject to a service charge of £170 pcm.

## Floor Plan



## Area Map



## Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

