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1 Mill Close, Leicester, LE4 4EN
Offers in excess of £340,000

Goodmove are delighted to present this three bedroom detached house to the market.

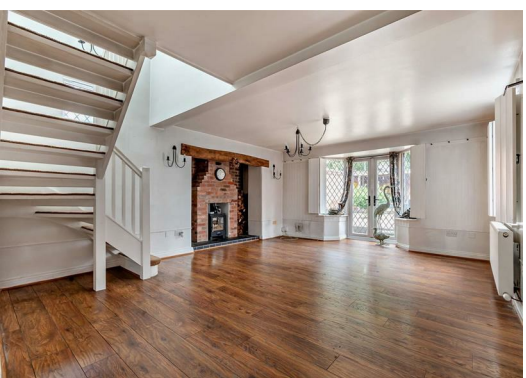
The property is entered via a welcoming porch leading into a spacious central hallway. The ground floor features a generous lounge, ideal for both relaxing and entertaining, alongside a separate dining room. The well appointed kitchen enjoys ample workspace and storage, complemented by a convenient ground floor WC.

To the first floor, the home offers three well proportioned bedrooms, all providing excellent space for wardrobes and furnishings. A modern family bathroom serves this floor, while additional storage is thoughtfully incorporated off the landing.

Outside, the property benefits from a peaceful setting with minimal passing traffic, making it ideal for families or those seeking a tranquil lifestyle. The immediate proximity to Watermead Country Park provides outstanding access to scenic walks, lakes and green open spaces, all just moments from the front door.

Situated in a highly sought after part of Birstall, this rare opportunity combines exclusive living, generous accommodation, and a prime countryside on the doorstep location, while remaining well placed for local amenities, schools and transport links.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.





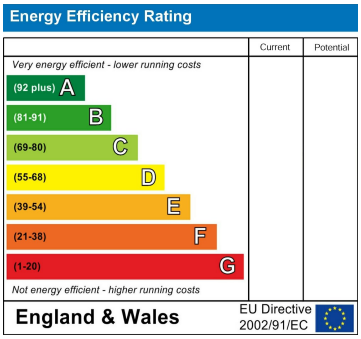


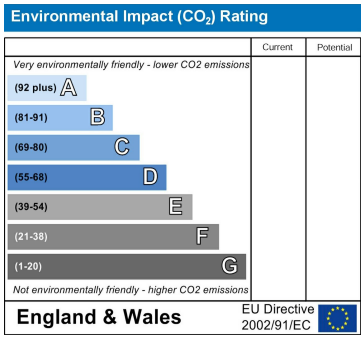
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.











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