



## 148 BIRSTALL MEADOW ROAD, BIRSTALL LE4 3NF

**£309,950**

**FREEHOLD**

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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



AN IMPRESSIVE AND EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE THAT RESIDES UPON THIS POPULAR AND SOUGHT AFTER DEVELOPMENT IS OFFERED FOR SALE. IN BRIEF THIS LOVELY HOME BENEFITS FROM AN ENTRANCE HALL, WC, LOUNGE/KITCHEN AREA, EXTENDED ROOM IDEAL AS A SECONDARY LOUNGE, FIRST FLOOR LANDING, THREE BEDROOMS WITH AN EN-SUITE TO THE PRIMARY BEDROOM AS WELL AS A BATHROOM. THERE IS A LOW MAINTENANCE REAR GARDEN AS WELL AS OFF ROAD PARKING. VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE.





#### ENTRANCE HALL

There are stairs leading to the first floor landing, under stairs cupboard, power point, radiator and doors that lead to:

#### WC

Comprising a low level WC, wash hand basin, radiator and extractor.

#### KITCHEN/LOUNGE/DINING ROOM 25'5 - 10'5 x 15'3 - 8'5

To the Kitchen area there are a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob and extractor, integral fridge/freezer, window to the front aspect, power points and to the Lounge/Dining area there are power points, radiator, window and French doors to the rear aspect. The French doors access:

#### EXTENDED ROOM/SECOND LOUNGE 19'7 x 8'7

Benefiting from windows and patio doors to the rear aspect, Velux windows, radiator and power points.

#### FIRST FLOOR LANDING

There is a radiator, access to the loft and doors that lead to:

#### PRIMARY BEDROOM 12'7 x 8'6

Having a window to the rear aspect, radiator, power points and a door that gives access to:

#### EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling and a heated towel rail.

#### BEDROOM 8'9 x 8'2

With a window to the front aspect, radiator and power points.

#### BEDROOM 10'6 - 10'2 x 6'5

Benefiting from a window to the rear aspect, radiator and power points.

#### BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, heated towel rail and a window to the front aspect.

#### REAR GARDEN

A lovely garden with a patio and mainly laid to lawn garden.

#### PARKING

There is off road parking that leads alongside this lovely home.

#### BIRSTALL

Birstall is located approximately two miles north of Leicester city centre providing particularly good access to the professional quarters 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, a Parish Church, pubs and restaurants, local schooling and also provides convenient access to the A46 Western Bypass with links to the M1/M69 motorway networks and Fosse Retail Park.

#### MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

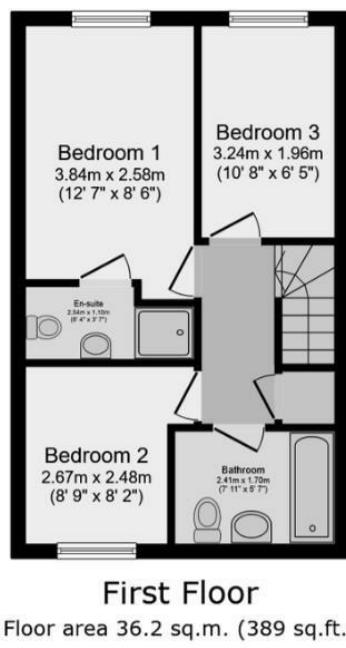
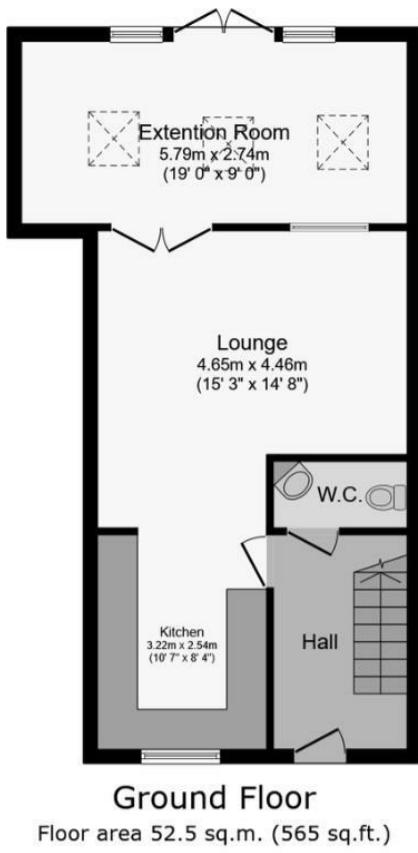
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





## LOCATION



## MEASUREMENTS

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## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

We always like any potential purchaser to follow our four steps:

**1** Read property description

**2** Look at floorplan

**3** Watch our virtual viewing video

**4** Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

## LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.

## TERMS & CONDITIONS

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