



Loughborough Road, Birstall Leicester LE4 4NJ

welcome to

Loughborough Road, Birstall Leicester

Recently renovated four bedroom semi detached house on Loughborough Road, Birstall (LE4). Offering accommodation over two floors, large driveway, extended kitchen/diner, generous garden with swimming pool and two storage sheds.

Entrance Hall

Door to the front.

Lounge

Double glazed window to the front and carpeted.

Shower Room

Double glazed window to the side, shower cubicle, WC and double vanity hand wash basins.

Kitchen Diner

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, wine cooler and dishwasher. French doors to the rear, two windows to the side and door to the side.

Bedroom One

Double glazed bay window to the front, integrated storage cupboard and carpeted.

Bedroom Two

Double glazed window to the rear and carpeted.

First Floor Landing

With stairs rising from the ground floor.

Bedroom Three

Double glazed window to the rear integrated storage cupboard and carpeted.

Bedroom Four

Double glazed window to the rear integrated storage cupboard and carpeted.

Front & Rear Of Property

To the front of the property is off road parking. To the rear of the property is a garden with a swimming pool and two large storage sheds.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

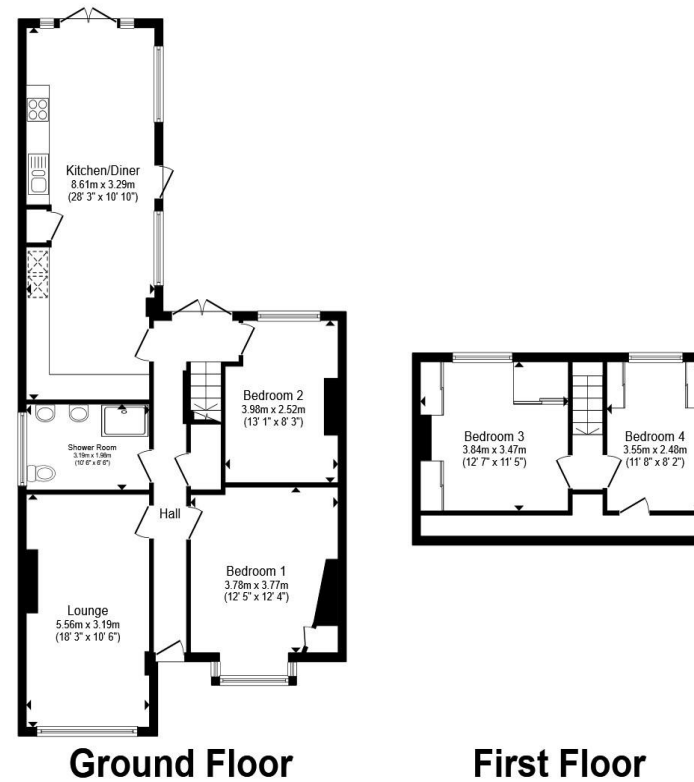
Loughborough Road, Birstall Leicester

- Semi Detached
- Four Bedrooms
- Swimming Pool
- Off Road Parking
- Recently Renovated

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of

£475,000



Total floor area 123.5 m² (1,330 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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Property Ref:
LHS120725 - 0008

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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