Holders

A Modern Estate Agent









13 Clarke Grove, Leicester, LE4 4AH

£430,000

This property is offered with vacant possession for immediate occupation and is completely chain-free, ensuring a smooth and efficient purchase process.

Tucked away in a quiet cul-de-sac, this home offers a characterful retreat in a highly desirable and well-connected setting. It has been meticulously maintained through three generations of family ownership since its original construction by the reputable Meadows Builders in 1929/30.

Exceptional Garage Space: The property includes an extra-long tandem garage with an up-and-over door and a generous driveway.

Conversion Potential: This space offers an exciting opportunity for conversion into a large ground-floor living room or home office.

Natural Light: The rear of the garage already benefits from natural light via an existing Velux window, making a future conversion even more seamless.

This is a rare opportunity to acquire a modernised home with deep-rooted history and significant potential for future expansion.

Summary

This impressive and recently renovated property has been thoughtfully modernised throughout to create a spacious and versatile family home, finished to a high standard. Recent improvements include a newly fitted contemporary kitchen and bathroom/WC, along with the installation of a brand-new gas central heating boiler, new radiators throughout, and a heated towel rail in the bathroom, ensuring comfort and efficiency. The home offers an abundance of living space, perfectly suited to modern family life, with multiple reception rooms that provide flexibility for both everyday living and entertaining.

On entering the property, you are welcomed by a wood-block floored hallway which sets the tone for the character and quality found throughout the home. The hallway benefits from a large walk-in under stairs storage area with its own door and with internal coat pegs; this area being fitted with power and light, ideal for use as additional storage or for housing a full-size fridge/freezer. From the hallway, there is access to two generous reception rooms, comprising a spacious lounge and a large dining room, both offering excellent natural light and ample room for family gatherings. The south-facing front lounge has a window-seat in the bay window. Also accessed from the hallway is this newly fitted kitchen, which has been designed with both style and practicality in mind; having a gas hob and an electric oven. Plumbing and waste for a dishwasher and "slots" for under worktop appliances/white goods.

To the rear of the property, the second reception room opens via patio doors onto a large rear garden, creating a seamless connection between indoor and outdoor living and providing an ideal space for entertaining or relaxing. Further enhancing the ground floor accommodation is a utility room (with plumbing and waste for a washing machine) and an additional WC with wash-hand basin, both located to the rear of the garage. These areas can be accessed through the garage itself or from the rear offering excellent convenience and flexibility.

From the ground floor, via the under stairs area, a new doorway could be inserted (subject to the necessary building regulations) to provide integral access to the garage, the WC and utility room.

The first floor continues to impress, with five well-proportioned bedrooms, making the property ideal for larger families or those requiring additional space for home working or guests. One of the bedrooms benefits from being fitted with a shower and wash hand basin which could be partitioned off to be a full en-suite shower room if desired, while the remaining bedrooms are served by a family bathroom with WC plus a separate WC located immediately adjacent, adding practicality for busy households.

It may be possible for a loft conversion to be provided in the ample roof space, with access from the wide upper-floor landing. A loft conversion would transform the unused attic into a habitable room (such as a bedroom, additional bathroom, or home office) by adding space and value. Such a conversion may fall under 'permitted development' subject to meeting necessary building regulations, insulation, and other requirements.

The rear garden is of a great size and has a large patio and lawn space making a great space to enjoy the summer months in.

Internal viewing is essential to fully appreciate the generous accommodation, quality of refurbishment, and the considerable potential this property has to offer. Ideally nestled in the heart of Birstall, the home enjoys a highly convenient location within walking distance of local amenities, shops, and well-regarded schools, making it a superb opportunity for families seeking space, comfort, and a central yet desirable setting.

Disclaimer

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

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

4. 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 survey or service reports before finalising their offer to purchase.

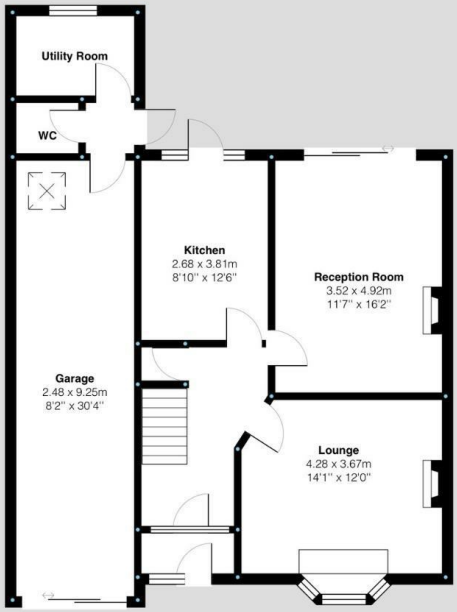
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Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

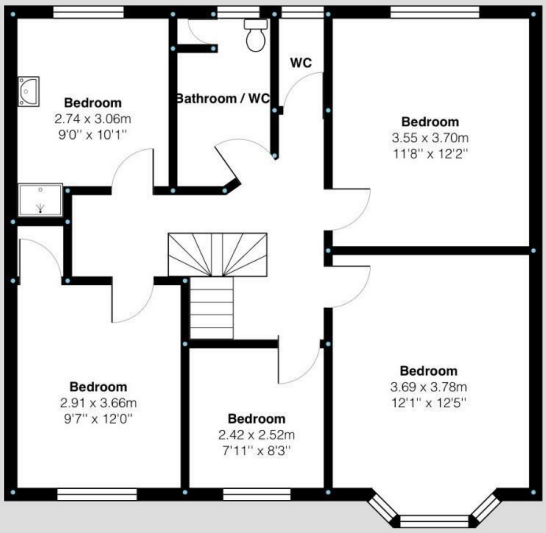
Ground Floor:



Clarke Grove, Birstall
Internal Square Footage: Approx 1302 sq.ft

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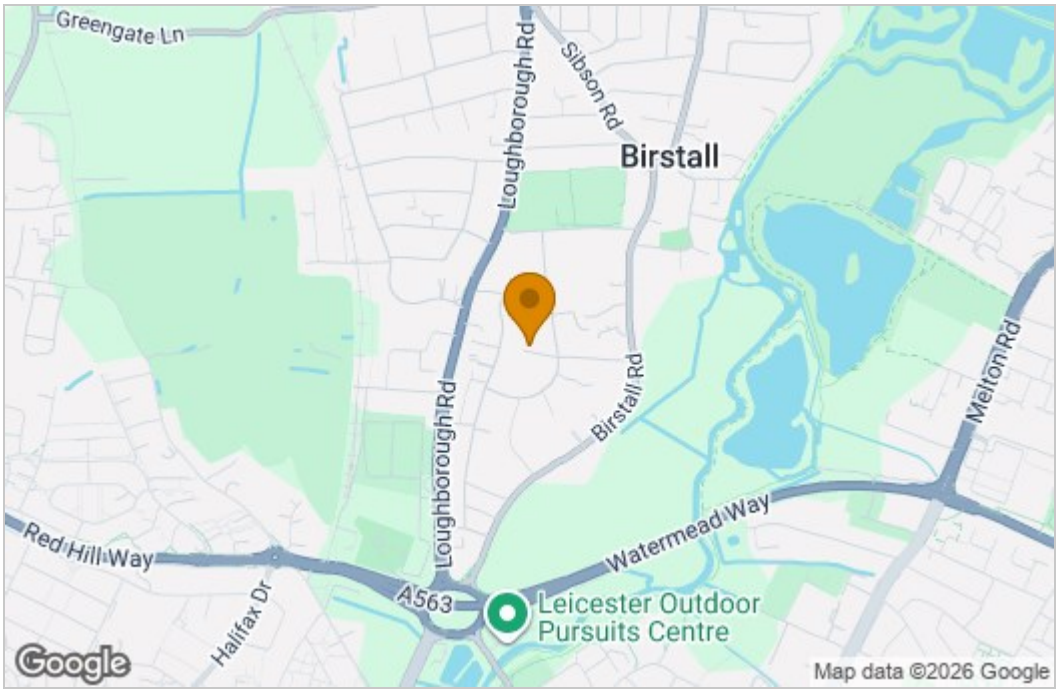
First Floor:



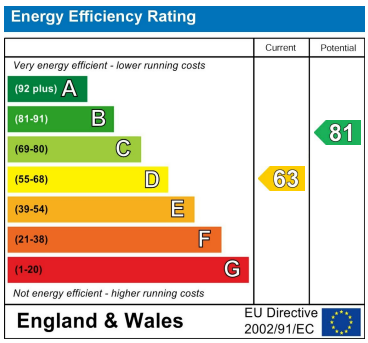
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Area Map



Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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