

Aston&Co
ESTATE & LETTING AGENTS

62 Birds Nest Avenue

New Parks, Leicester, LE3 9ND

£260,000

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Extended & Improved family home with parking to the front & a stunning landscaped rear garden. Convenient for local shops, schools & leisure facilities. Excellent transport links with the A563 providing access to Fosse Retail Park & the motorways.

- SEMI DETACHED FAMILY HOME
- EXTENDED AND IMPROVED
- 3 GOOD SIZED BEDROOMS
- FAMILY BATHROOM AND DOWNSTAIRS WC
- STUNNING LANDSCAPED GARDEN
- BLOCK PAVED FRONTAGE
- EXCELLENT TRANSPORT LINKS
- CONVENIENT FOR SCHOOLS AND LOCA AMENITIES
- EPC RATING D COUNCIL TAX BAND A
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker







INTRODUCTION

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Birds Nest Avenue is a popular residential street in The New Parks area of the city. Convenient for local shops, schools and The New Parks Leisure Centre, and having easy access into the city centre approx. 1.5 miles away, with the nearby A563 outer ring road providing access to the motorway networks and Fosse Retail Park.

The current owner has had a block paved drive installed to accommodate several cars and or a caravan with a beautifully landscaped garden to the rear.

The house is entered through a uPVC front door and briefly comprises: an entrance hall, a spacious lounge, a large kitchen/diner, an extended utility/ hobbies room/office with a downstairs wc. On the first floor there are 3 well proportioned bedrooms and a re-fitted family bathroom.

THE ACCOMMODATION

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Benefitting from Gas Central Heating, uPVC Double Glazing and a roof that was replaced in 2011 this extended and improved family home is a available to the market with a very short upward chain. With a recently laid block paved frontage and a superbly landscaped rear garden the house is entered through a uPVC entrance hall with laminate flooring, a door into the lounge and a staircase rising to the first floor. The lounge is a spacious living space with laminate flooring, a feature real flame gas fire, a large window to the front and glazed double doors into the Dining Kitchen.

The dining area has ample space for a family dining suite with French doors providing views of the garden and access onto the patio. The kitchen area has been fitted with a range of base and wall units, a built in electric cooker with electric hob, space for white goods, a sink and drainer and a window overlooking the garden.

A door leads into the extended utility room that could be used as a garden room, office or games room with double doors to the front and rear with a ground floor wc off.

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A staircase off the hall leads to a first floor landing with doors off to the upstairs accommodation. Bedroom 1 is a spacious double room with a full range of fitted furniture and a window overlooking the front garden. Bedroom 2 is another double room with a built in cupboard and a window overlooking the rear garden. The third bedroom is a very generously sized single bedroom at the front of the house and having a run of fitted wardrobes.

The family bathroom comprising a toilet, vanity unit with fitted sink and a bath with glass screen and shower over, completes the accommodation.

OUTSIDE

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The outside space is a superb feature of the property and must be viewed to fully appreciate.

The front garden has been block paved to provide hard standing for several vehicles with ample space for a caravan or camper van.

The rear garden has been stunningly landscaped with low maintenance in mind. A decked patio is separated from the well maintained lawn by a spacious gravel area making it perfect for families and for entertaining. A footpath leads to the bottom of the garden where there are raised beds, a gardener's area and two spacious timber sheds with lighting and power.

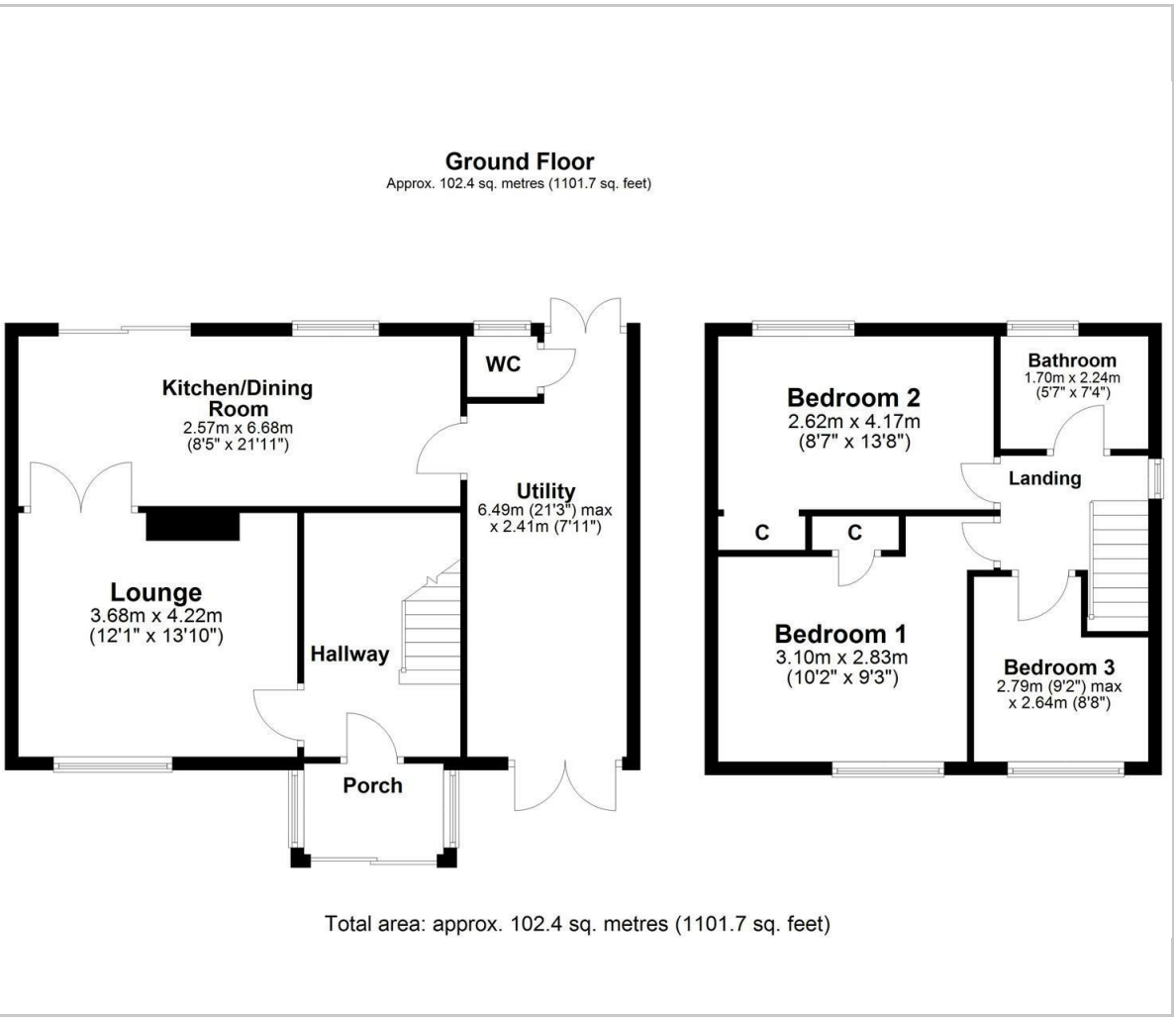




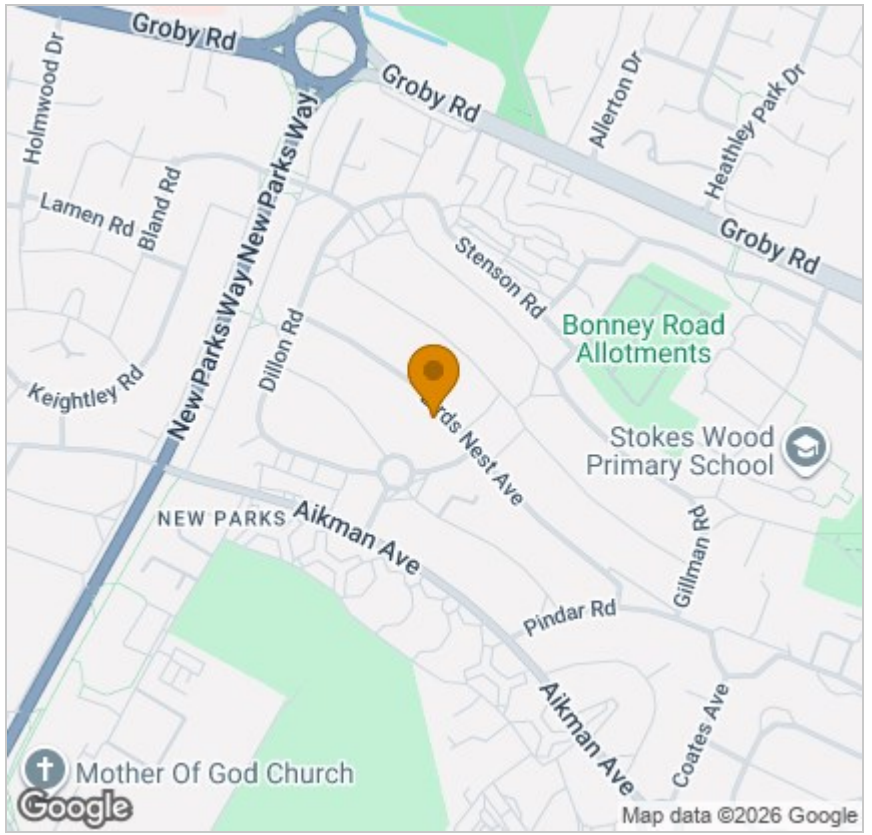




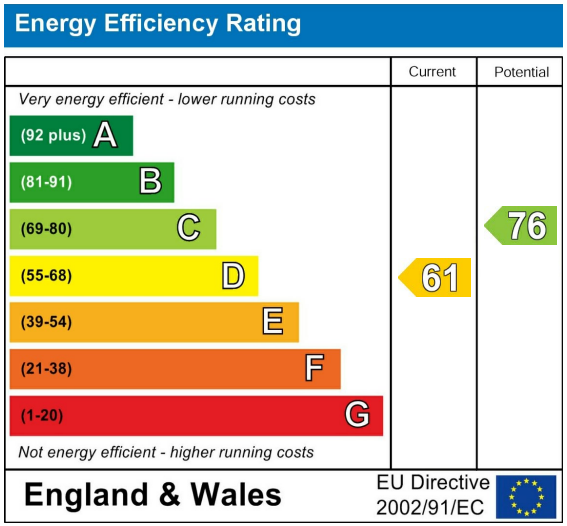
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk https://astonandco.co.uk/