

## FLOOR PLAN

### DIMENSIONS

#### Porch

1'07 x 5'08 (0.48m x 1.73m)

#### Entrance Hall

11'02 x 5'08 (3.40m x 1.73m)

#### Dining Room

13'09 x 11'05 (4.19m x 3.48m)

#### Inner Lobby

13'11 x 6'01 max (4.24m x 1.85m max)

#### Downstairs Shower Room

8'06 x 2'11 (2.59m x 0.89m)

#### Lounge

13'06 x 11'05 (4.11m x 3.48m)

#### Conservatory

12'02 x 9' (3.71m x 2.74m)

#### Breakfast Kitchen

11'10 x 9' max (3.61m x 2.74m max)

#### Landing

#### Bedroom One

14'02 x 9'11 (4.32m x 3.02m)

#### Bedroom Two

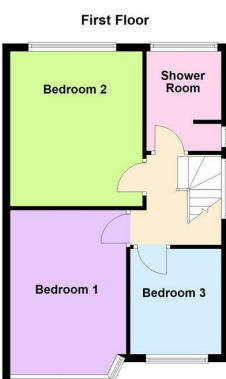
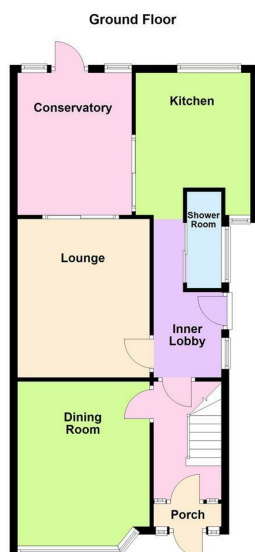
13'08 x 11'03 (4.17m x 3.43m)

#### Bedroom Three

9' x 7'04 (2.74m x 2.24m)

#### Shower Room

8'03 x 7'01 (2.51m x 2.16m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR  
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.co.uk/)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

69 Orchard Road, Birstall, Leicestershire, LE4 4GD

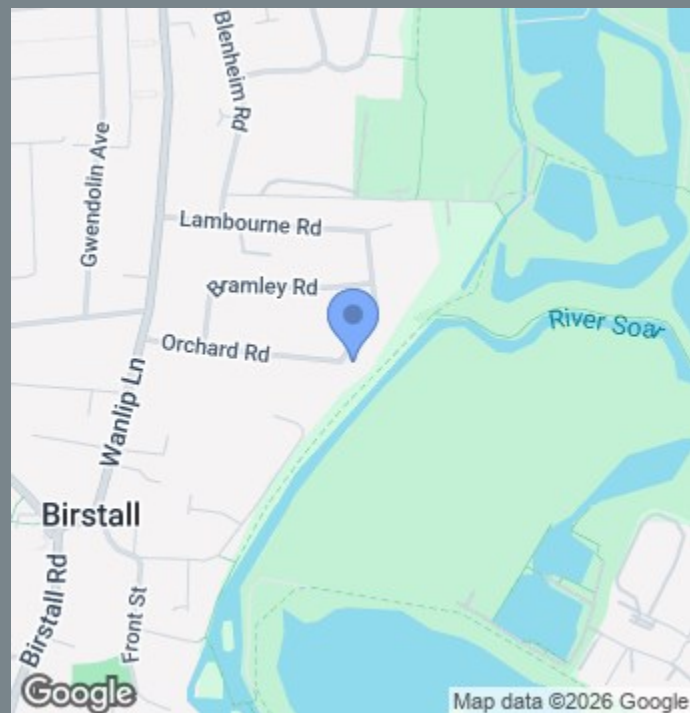
Offers Over £290,000

# OVERVIEW

- Spacious Family Home With No Chain
- Fabulous Location With River Views
- Viewing Is Essential
- Porch & Entrance Hallway
- Dining Room & Downstairs Shower Room
- Lounge, Kitchen & Conservatory
- Three Bedrooms & SHower Room
- Driveway & Garage
- Low Maintenance Garden
- EER - C, Freehold, Tax Band -C

# LOCATION LOCATION....

Orchard Road is located within the highly regarded village of Birstall, a popular residential area known for its strong community feel and excellent range of amenities. The village centre offers a variety of shops, supermarkets, cafés, pubs and everyday services, with further retail and leisure facilities available nearby at Watermead Retail Park and Leicester city centre. Families are particularly well catered for, with well-regarded local schools including Riverside Primary School and The Cedars Academy within easy reach. Residents also enjoy access to attractive green spaces such as Watermead Country Park, as well as local parks and riverside walks, ideal for outdoor activities and relaxation. Orchard Road is well positioned for travel, offering convenient access to the A6, A46 and M1 motorway, along with regular bus services into Leicester and surrounding areas. Combining village charm, excellent amenities and strong connectivity, Birstall remains a highly desirable place to live.



# THE INSIDE STORY

Situated in a truly fabulous location, this spacious & extended family home enjoys delightful open views to the rear, overlooking the river, creating a peaceful & scenic setting that must be seen to be fully appreciated. Early viewing is highly advised to appreciate all that is on offer. The property is entered via a porch leading into a welcoming hallway, setting the tone for the generous accommodation throughout. To the front, the dining room features a beautiful bay window allowing natural light to pour in, along with a charming feature fireplace—creating a wonderful space for family meals or entertaining guests. An inner lobby provides access to a convenient downstairs shower room, adding flexibility for modern family living. The lounge is a particularly inviting space, centred around a striking fireplace, offering the perfect place to relax. Patio doors open into the conservatory, which enjoys lovely views over the garden & beyond, making it an ideal additional reception area that can be used as a sitting room, playroom, or even a peaceful spot to take in the surroundings. The kitchen is well-equipped with ample wall & base units, complemented by an eye-level oven, plumbing for a washing machine, & space for a small table & chairs—perfect for informal dining or morning coffee. Upstairs, the landing leads to three good-sized bedrooms, all offering comfortable accommodation with flexibility for family living, guest rooms, or a home office. The family shower room is well-appointed, featuring a walk-in double shower, WC, wash hand basin & bidet. Externally, the property continues to impress with a driveway providing off-road parking leading to a garage. The rear garden has been designed with low maintenance in mind, allowing you to fully enjoy the outdoor space, while the open views across the river create a truly special backdrop—perfect for relaxing or entertaining. A wonderful opportunity to acquire a family home in a sought-after location with stunning outlooks

