



Connells

Acorn Close
Birstall Leicester



Property Description

****CHAIN FREE****

Attractive Ground Floor Apartment in a Quiet Cul-De-Sac Location.

Situated in a highly sought-after residential area of Birstall, this well-presented property on the peaceful Acorn Close offers an excellent opportunity for first-time buyers or those looking to downsize. The property benefits from a desirable cul-de-sac setting, providing a quiet and safe environment, while still being conveniently located close to local amenities, well-regarded schools, and excellent transport links into Leicester city centre and beyond.

Upon entering, you are welcomed into a bright and spacious hallway leading to a comfortable lounge area, perfect for relaxing or entertaining guests, door leading to a storage/boiler room. The fitted kitchen provides ample storage and workspace. The apartment boasts two generous sized bedrooms, primary bedroom benefiting from an en-suite, along with a family bathroom fitted with a modern suite.

The apartment is set within well manicured communal grounds ideal for outdoor dining and leisure, along with off-road parking to the front and garage en block.

Finally, this delightful home presents a fantastic opportunity to secure a property in one of Birstall's most desirable residential locations. Offering a balance of comfort, convenience and potential, early viewing is highly recommended to fully appreciate everything this property has to offer.

Inclusion of furniture subject to negotiations.

Porch

Lounge Diner

The spacious lounge diner provides a versatile and inviting living area, ideal for both relaxing and entertaining. With ample natural light and room for both seating and dining furniture, it forms the heart of the home.

Kitchen

The kitchen is fitted with a range of wall and base units, offering ample storage and workspace. It provides a practical and functional area for everyday cooking

Storage/Boiler Room

The property also offers a useful storage/boiler room, providing additional practical space for household items and housing essential utilities.

Hall

The hallway provides a welcoming space with access to the principal ground floor rooms and built in bookcase

Bedroom One

a generously sized double room, offering a comfortable and peaceful space with plenty of natural light, walk in wardrobes and door leading to the en-suite

En-Suite

Fitted with a modern suite comprising corner bath wash hand basin and WC, providing a convenient and private facility to the main bedroom.

Bedroom Two

A well-proportioned room, offering versatility as a comfortable bedroom, guest room or home office space.

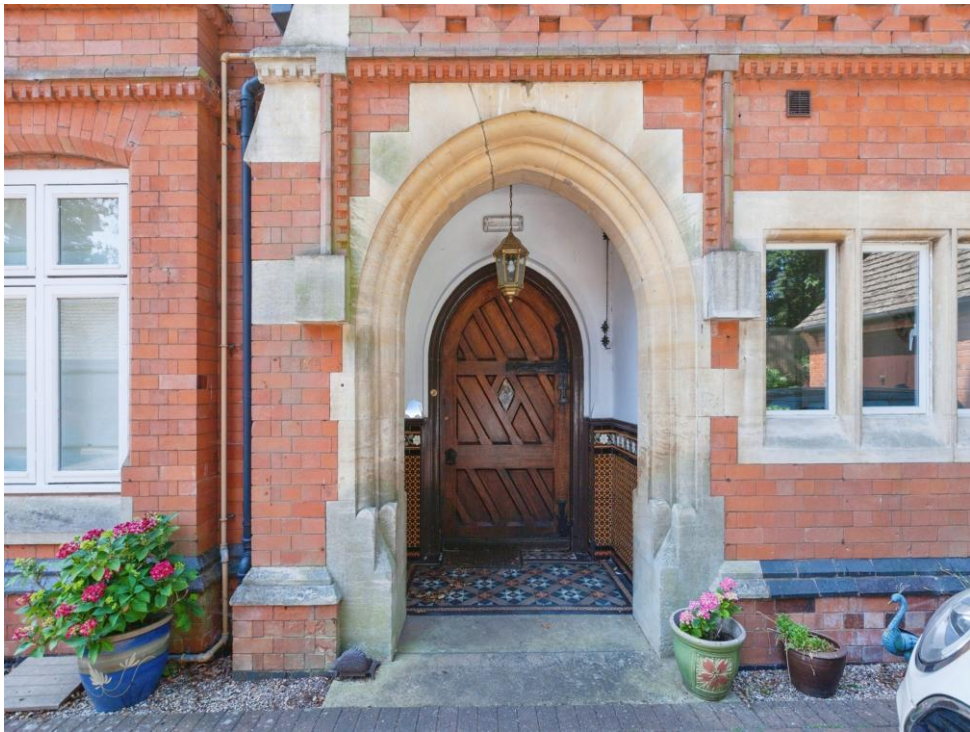
Bathroom

fitted with a suite comprising shower cubicle, wash hand basin and low level WC, part tiled walls and obscure glazed window providing privacy and ventilation

Outside

Externally, the apartment benefits from well manicured grounds providing pleasant space for outdoor relaxation and entertaining, along with allocated parking and garage en-block









Total floor area 106.6 m² (1,147 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



To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D Council Tax Band: E Service Charge: 1680.00 Ground Rent: 360.00 Tenure: Leasehold

view this property online connells.co.uk/Property/LTR326303

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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. 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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