



Birchtree Avenue, Birstall, LE4



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Offers over £345,000



Key Features

- Three bedrooms & boarded loft space with ladder
- Traditional semi detached home
- Extended across the rear
- Modern fitted kitchen with built in appliances
- Larger than normal rear garden not overlooked from beyond
- Popular residential location, within walking distance to local amenities
- EPC rating D





EXTENDED DREAM FAMILY HOME! - Extended across the rear, fall in love with this much improved three bedroom semi detached home situated within walking distance to local schooling perfect for growing families. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance hall, two reception rooms, conservatory and modern kitchen with built in appliances. Upstairs you will find three bedrooms and a bathroom, with a drop down ladder to a boarded loft space with a velux window. The plot allows for off street parking to the front, garage and a particularly private larger than normal garden at the rear not overlooked from beyond. Conveniently located for access into the City Centre as well as being ideally located for major road links including the A46, Motorway and A6, an early viewing is strongly recommended to avoid disappointment.

Welcome to your new home

Upon entering the home, a composite door opens into a welcoming entrance hallway, complete with a staircase rising to the first floor and useful under-stairs storage.

A door leads into the principal reception room, illuminated by a walk-in bay window that floods the space with natural light. Centred around a feature log burner, this inviting room flows seamlessly through glazed double doors into the extended lounge, which is arranged around a fireplace, creating a warm and versatile living space.

Sliding doors open into the conservatory, offering additional ground floor layout and providing an ideal setting for relaxing or entertaining while enjoying views of the garden.

A particular highlight of the property is the enlarged breakfast kitchen, fitted with a modern range of wall and base units incorporating an inset sink and drainer, built-in fan-assisted oven, induction hob, and integrated appliances including a fridge freezer, washing machine, and dishwasher.

Moving upstairs

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms, two of which are doubles. The principal bedroom is particularly impressive, featuring a charming bay window that fills the room with natural light, along with fitted wardrobes incorporating a dressing table and bedside cabinets for added convenience.

Completing the first floor is the family bathroom, fitted with a contemporary four-piece suite comprising a bath, separate shower cubicle, wash hand basin, and WC, all enhanced by complementary tiled surrounds.

From the landing, there is also access to the loft space, which is boarded and benefits from a Velux window and fitted ladder. Offering excellent additional storage, the loft presents exciting potential for conversion into a further bedroom, subject to the necessary planning permissions and consents.

Outside

Situated within a popular residential location, the plot offers a block paved driveway providing parking for two cars to the front. Secure gated access to the side leads to a detached garage with light, power, insulation, double wooden doors to the front and single wooden door to the side. The larger than normal rear garden oozes a particular private feel not overlooked from beyond and offering plenty of space for families to enjoy. With a patio area adjacent to the home, perfect for outdoor sitting and entertaining. There is also an outside tap and socket.

Location

The property is situated in the highly regarded village of Birstall, located to the north of Leicester. This attractive and well-connected setting offers convenient access to Leicester city centre, Loughborough and surrounding villages.

Excellent transport links are available, with regular bus services including the Park and Ride into the city centre and the Skylink service providing direct connections to East Midlands Airport.

A wide range of local amenities are within easy reach, including an array of shops, traditional pubs, a library, church and well-regarded schooling, notably The Cedars Academy.





Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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