



645 Loughborough Road, Birstall
£340,000



645 Loughborough Road

Birstall, Leicester

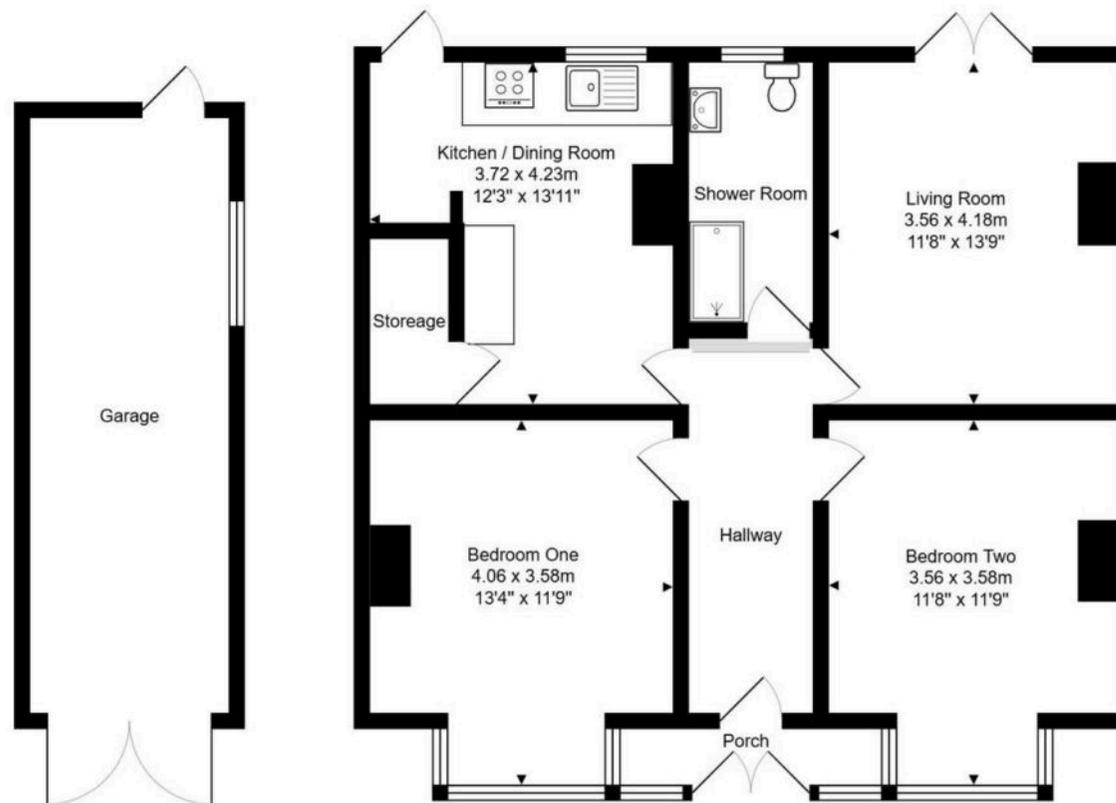
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A nicely presented two bedroom bay fronted semi detached bungalow which is ready to move into
- Light and airy living with a lovely fireplace feature and double doors which allows for plenty of natural light to flow in
- Modern spacious shower room with a double enclosed cubicle
- Fresh and neutral styled kitchen dining room with access to a pantry and the rear garden
- Two excellent sized double bedrooms with bay windows, which are positioned to the front of the bungalow
- Situated on generously sized grounds from front to the back
- Benefitting from front, rear gardens and a driveway for off road parking
- Being offered with no onward chain
- Garage and potential to increase the residence square footage, this would be subject to planning permission and building regulations being obtained first, we highly suggest this is checked
- Located in the sought-after village of Birstall with access to the various local shops and local schooling



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

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**** CALL TO ARRANGE A VIEWING -** This modern and very well presented bay fronted two bedroom semi detached bungalow is ready for immediate occupation, offering an appealing blend of comfort, space and versatility in the sought-after village of Birstall and is being sold with no onwards chain. As you enter from the porch you are welcomed into the hallway, there on, this bungalow benefits from two excellent sized double bedrooms which are positioned to the front, each providing ample space for furnishings and enjoying an aspect of the front garden. The light and airy living room is enhanced by a lovely fireplace feature and French doors, which allow plenty of natural light to flow in, creating a welcoming and relaxing atmosphere for you, the family and friends.

The heart of this home lays within the brilliant sized kitchen dining room, being styled in fresh, neutral tones and offers a generous space and storage, with the added benefit of a pantry for extra convenience. You also have direct access to the rear garden from the kitchen diner making the transition smoother between the two area's in those spring, summer months . A modern shower room, fitted with a double enclosed cubicle, caters to contemporary preferences and ensures comfort and practicality.

The bungalow is situated on generously sized grounds, extending from the front to the rear, and benefits from both front and rear gardens as well as a driveway that provides off-road parking. An excellent sized garage is also included, offering additional storage or parking options (depending on vehicle size). There is potential to extend to the rear, side or in to the loft to increase the residence's square footage, subject to the necessary planning permission and building regulations being obtained (prospective buyers are highly encouraged to investigate this further).

This bungalow is being offered with no onward chain, making it an attractive proposition for those seeking hopefully more simplicity and peace of mind.



FRONT GARDEN

Access to an excellent sized driveway accomodating a garage, there is also a well proportioned grassed area.

GARDEN

Lovely sized garden which is mainly laid to lawn with a number of trees. There is a patio area which previously stood a conservatory giving potential buyers options to extend on to this area if desired (subject to necessary planning permissions and building regulations).

Off street

2 Parking Spaces

Driveway for your off road parking.

Garage

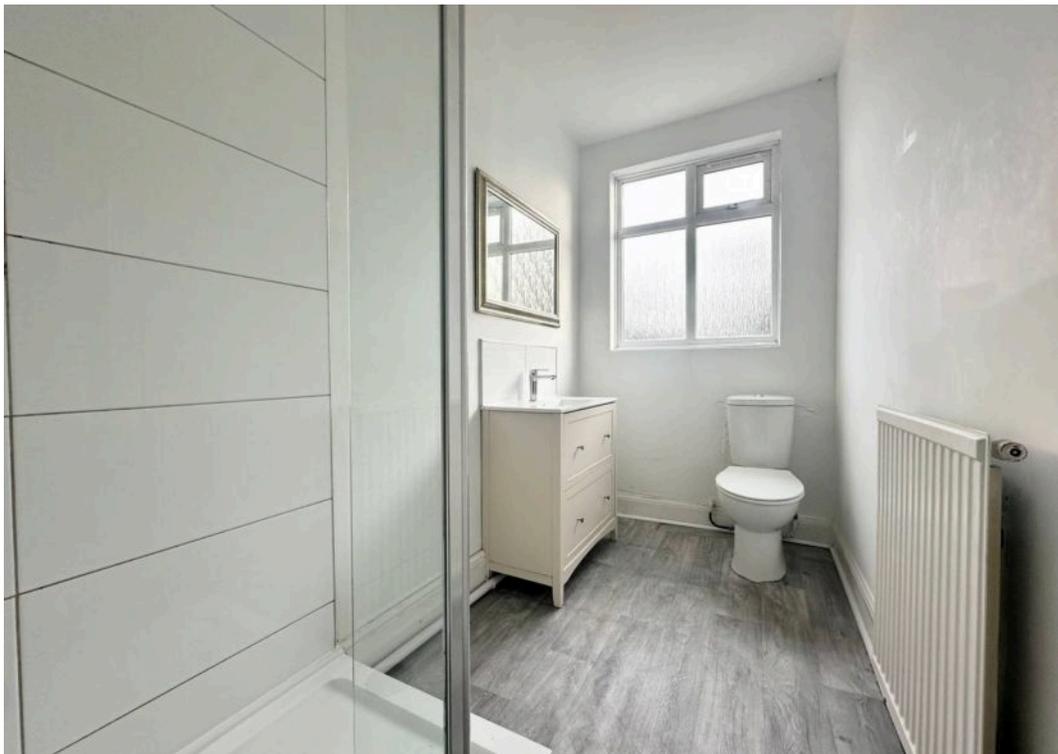
Single Garage

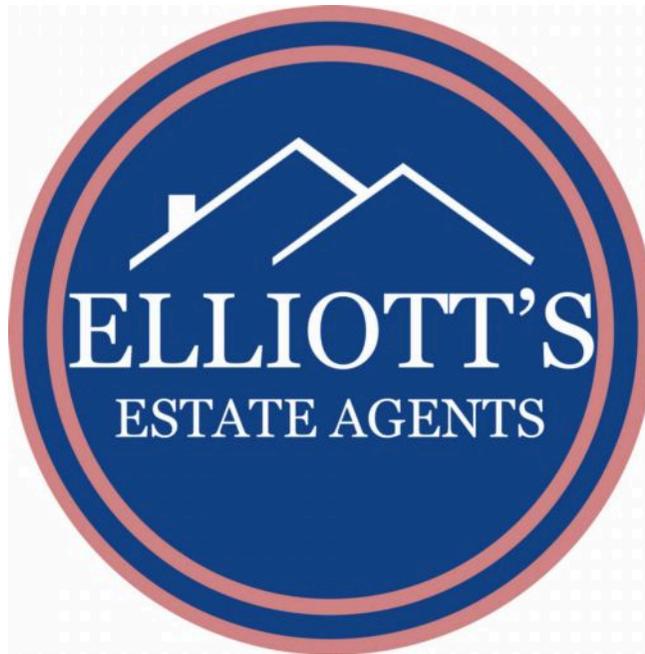
Excellent sized garage, potential for additional car parking (subject to the size of your vehicle).

Location

Located in a popular area within Birstall, this property is close by to local amenities including a Tesco, Co-Op, Birstall medical centre and many more shops and takeaways. Watermead Country Park is within walking distance and includes woodland walks, cycle tracks, picnic areas and a lake making it popular with families, walkers and cyclists. A short walk way is Birstall Bowling Club which is next to a playing park and Birstall Parish Council. The local schools include Highcliffe Primary School, Riverside Primary School and Cedars Academy. The bus routes from Loughborough Road provide a regular Service to Leicester City Centre (you can even hop on the park and ride) and also North to Loughborough. The road links are ideal for commuters with access on to the A6 and A46 which leads you to the M1 ad M69.







SCAN QR CODE FOR ONLINE DETAILS

