

JAMES SELICKS

ACORN CLOSE

BIRSTALL, LEICESTER, LE4 4BZ

OFFERS OVER £310,000



Welcome to this beautifully presented and versatile home offering spacious accommodation arranged over three levels.

Thoughtfully designed with modern living in mind, the property features bright and airy rooms, a private balcony, and a low-maintenance garden, perfectly suited for both families and professionals alike.

Entrance hall • sitting room • conservatory • dining kitchen • three double bedrooms • family bathroom • en-suite • slabbed garden • integral garage • off-road parking • EPC - C

Location

The village offers a superb range of amenities including popular schooling, shopping, a post office, public house, church and provides good access to Fosse Retail Park and the M1/M69 motorway networks.

Accommodation

A storm porch leads into the hallway, featuring wooden flooring, two UPVC windows to the side, and a cloakroom fitted with a WC and wash basin. Bedroom three is located on the ground floor, a generous room with wooden flooring and direct access into the conservatory.

To the first floor is a spacious dining kitchen fitted with a good range of eye and base level units and drawers, integrated Electrolux appliances including a double oven, dishwasher, induction hob with extractor over and freezer. There is also space for a washing machine, a recently installed two-month-old boiler, and dual-aspect windows providing excellent natural light. A sitting room offers a bright and inviting space, featuring a gas fire with surround, wooden flooring, double patio doors opening onto the balcony, a lovely spot to relax.

To the second floor is the master bedroom, a spacious double with two UPVC windows to the front and, an additional window to the side, fitted wardrobes and dressing furniture and an en-suite shower room with a corner shower, WC, and wash basin.

Bedroom Two is currently used as a single room but could comfortably accommodate a double bed. It also benefits from fitted wardrobes and overbed storage. The family bathroom comprises a bath, WC and wash basin, with half-tiled walls and an obscure glazed UPVC window to the side.

Outside

To the front is a driveway providing off-road parking for two vehicles along with a designated bin storage area (the Vendor advises this could be removed to create an additional space on the driveway, if preferred). The rear garden is predominantly hard landscaped, with a raised seating area at the top and a storage shed, as well as gated access to the side of the property.

Tenure: Freehold; a service charge towards the maintenance of the communal grounds of £30 per month is payable.

Local Authority: Leicestershire County Council, **Tax Band:** D

Listed Status: None.

Conservation Area: None.

Services: Offered to the market with all mains services and gas-fired central heating.

Wayleaves, Rights of Way & Covenants: None out of the ordinary for a modern development.

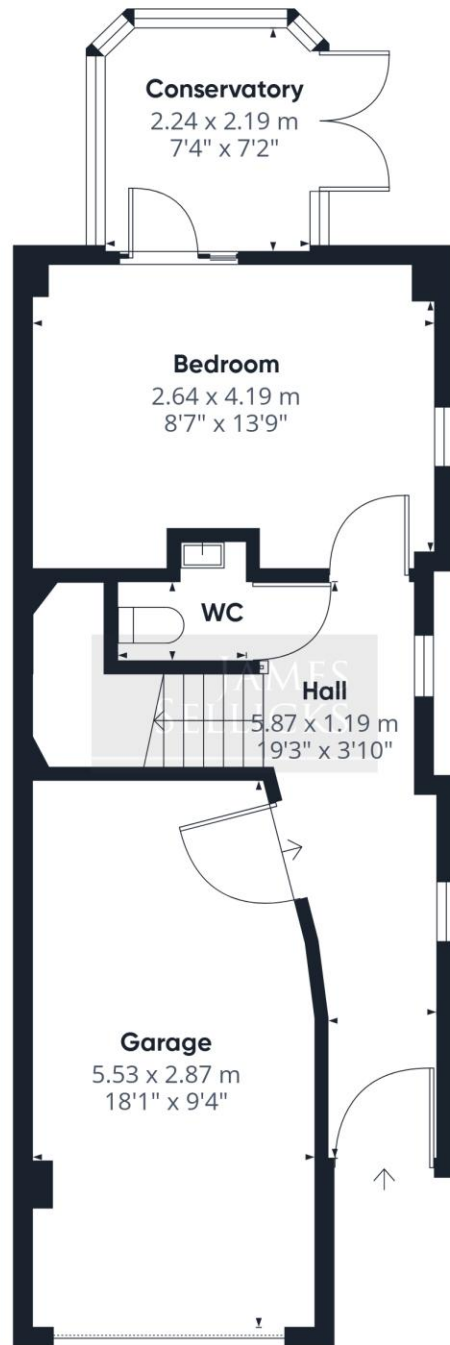
Flooding issues in the last 5 years: None our Clients are aware of.



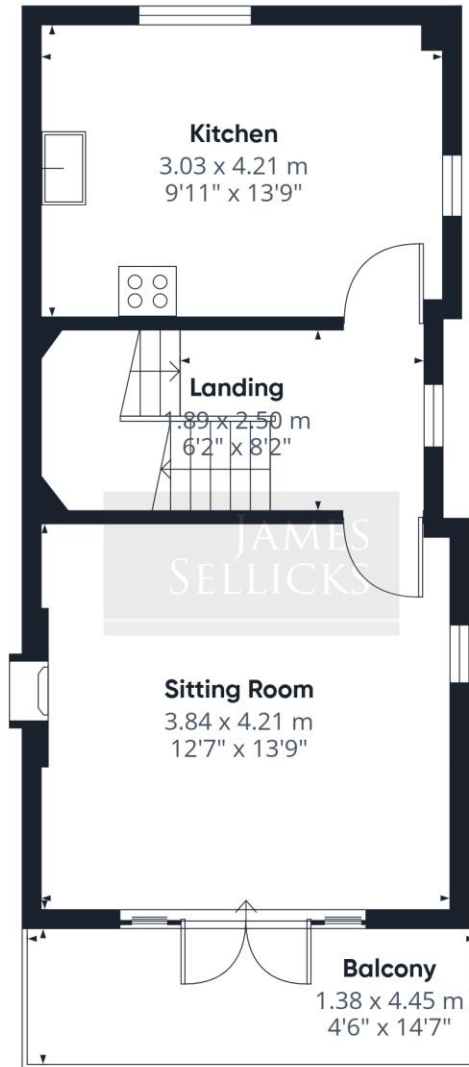


WATER
SEELICK

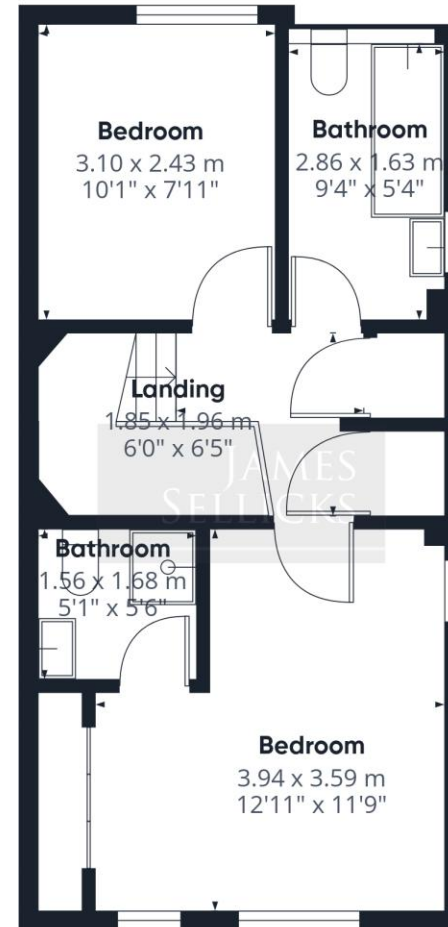




Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

112.4 m²

1211 ft²

Balconies and terraces

6.1 m²

66 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

