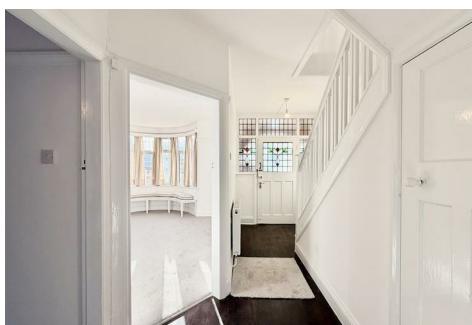


Holders

A Modern Estate Agent



13 Clarke Grove, Leicester, LE4 4AH

£449,950

The property is available with vacant possession for immediate occupation and is chain free. It is located in a quiet cul-de-sac within an area of smart streets, offering a characterful and well-located home in a highly desirable setting. The property has been well maintained through three generations of family ownership since it was built by Meadows Builders in 1929/30. In addition, there is a large tandem garage with an up-and-over door opening onto the drive, which provides ample space for vehicle parking, and the garage offers potential for conversion into a further large ground floor living room or home office.

Summary

This impressive and recently renovated property has been thoughtfully modernised throughout to create a spacious and versatile family home, finished to a high standard. Recent improvements include a newly fitted contemporary kitchen and bathroom, along with the installation of a brand-new gas central heating boiler, new radiators throughout, and a heated towel rail in the bathroom, ensuring comfort and efficiency. The home offers an abundance of living space, perfectly suited to modern family life, with multiple reception rooms that provide flexibility for both everyday living and entertaining.

On entering the property, you are welcomed by a wood-block floored hallway which sets the tone for the character and quality found throughout the home. The hallway benefits from a large storage cupboard fitted with power, ideal for use as additional storage or for housing a full-size fridge/freezer. From here, there is access to two generous reception rooms, comprising a spacious lounge and a large dining room, both offering excellent natural light and ample room for family gatherings. Also accessed from the hallway is this newly fitted kitchen, which has been designed with both style and practicality in mind.

To the rear of the property, the second reception room opens via patio doors onto a large rear garden, creating a seamless connection between indoor and outdoor living and providing an ideal space for entertaining or relaxing. Further enhancing the ground floor accommodation is a utility room and an additional WC with wash-hand basin, both located to the rear of the garage. These areas can be accessed through the garage itself or from the rear offering excellent convenience and flexibility.

From the ground floor a doorway could be inserted (subject to the necessary planning consents) to provide integral access to the garage.

The first floor continues to impress, with five well-proportioned bedrooms, making the property ideal for larger families or those requiring additional space for home working or guests. One of the bedrooms benefits from being fitted with a shower and wash hand basin which could be partitioned off to be a full en-suite shower room if desired, while the remaining bedrooms are served by a family bathroom and a separate WC located adjacent, adding practicality for busy households.

The rear garden is of a great size and has a large patio and lawn space making a great space to enjoy the summer months in.

Internal viewing is essential to fully appreciate the generous accommodation, quality of refurbishment, and the considerable potential this property has to offer. Ideally nestled in the heart of Birstall, the home enjoys a highly convenient location within walking distance of local amenities, shops, and well-regarded schools, making it a superb opportunity for families seeking space, comfort, and a central yet desirable setting.

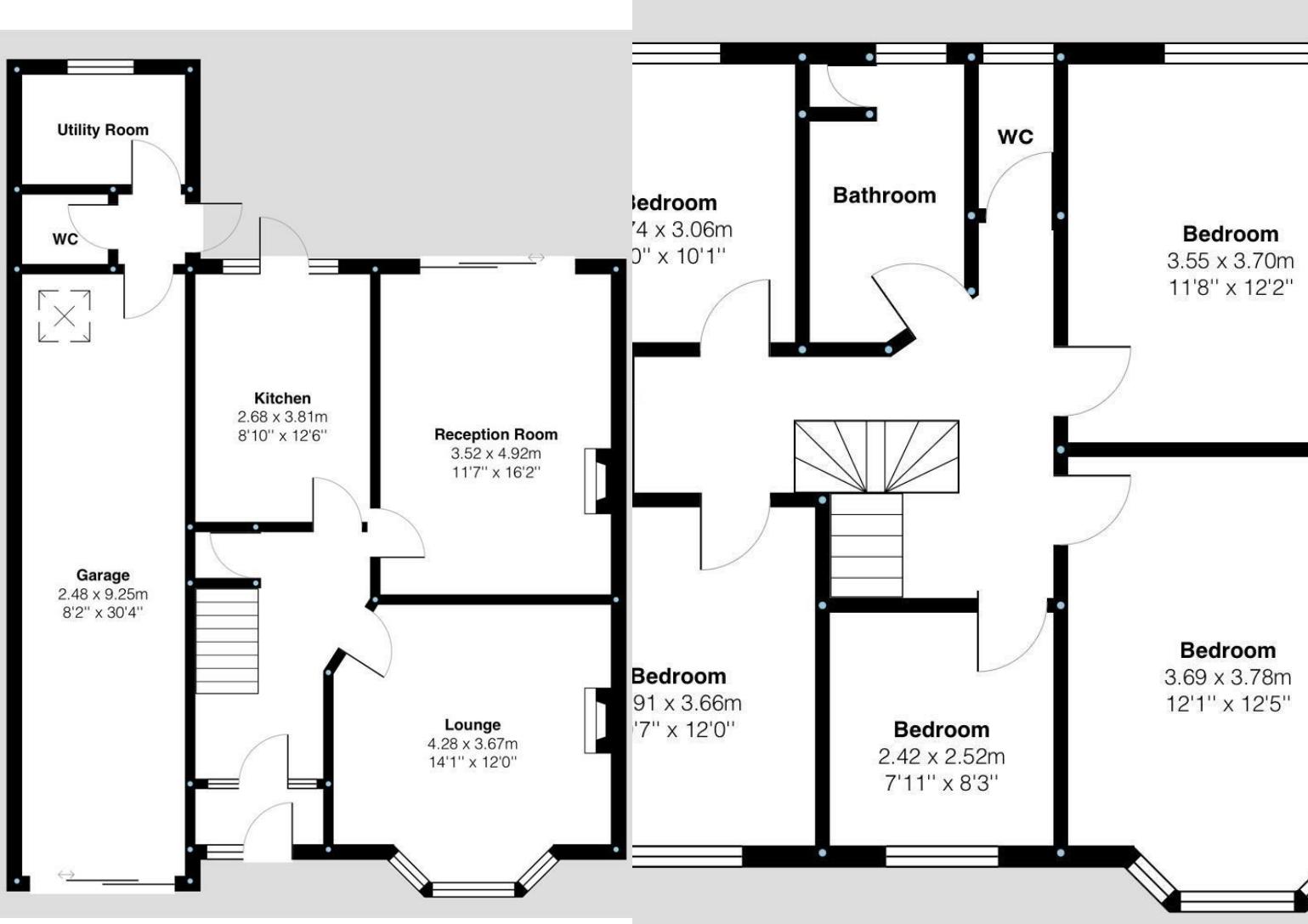
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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
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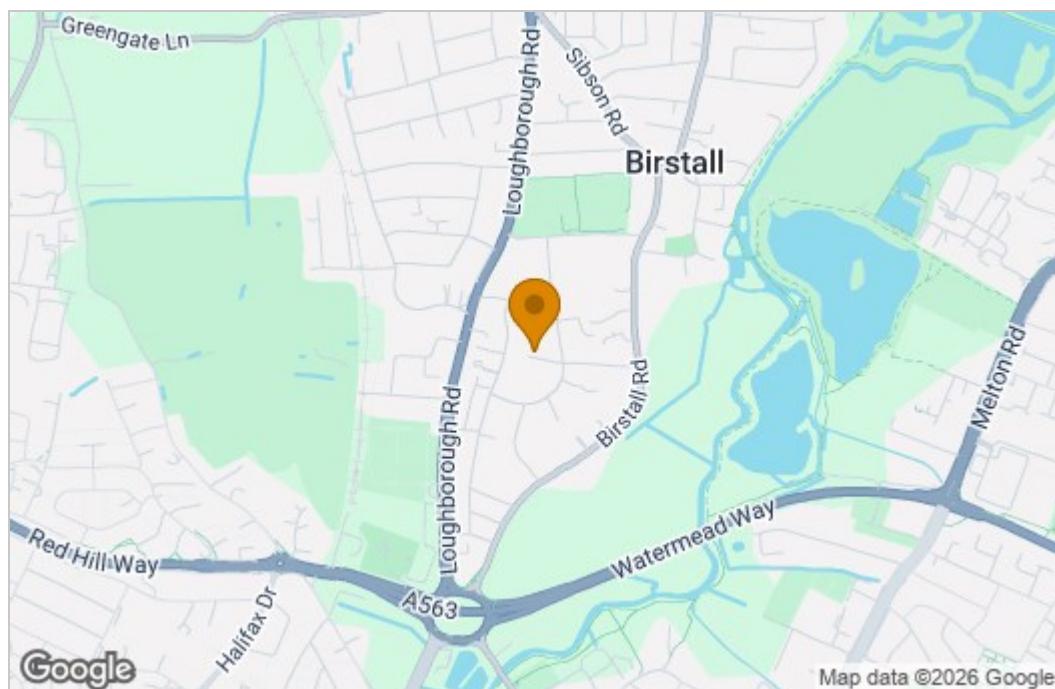
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

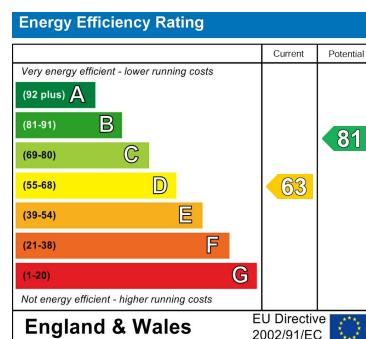
Floor Plan



Area Map



Energy Efficiency Graph



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