



534 Loughborough Road, Birstall - LE4 3EG

Guide Price £650,000

 **NEWTON FALLOWELL**

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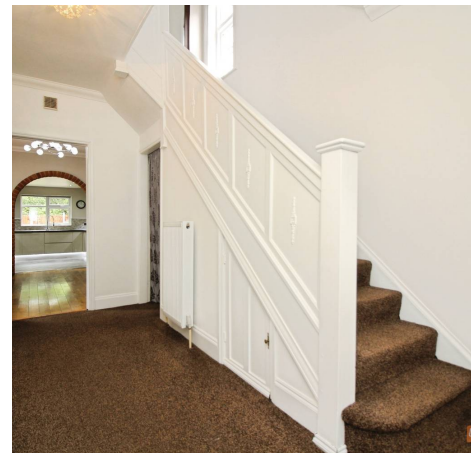
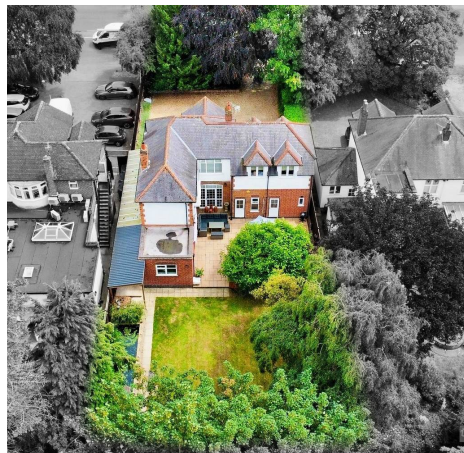
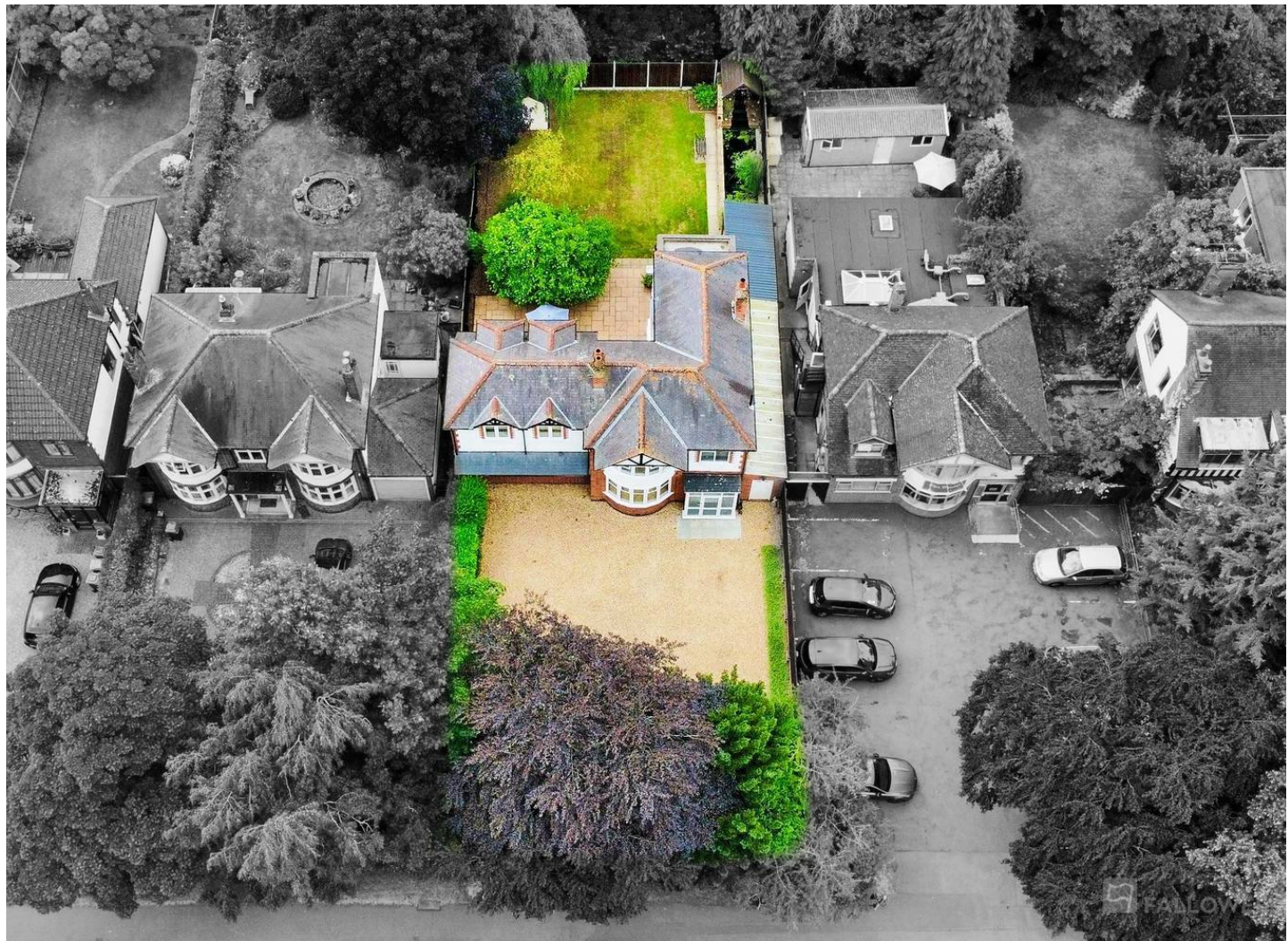
Birstall, Leicester

Newton Fallowell are delighted to bring to the market this much improved and extended four/five-bedroom detached period home, situated on the A6 Loughborough Road in the sought-after Charnwood village of Birstall. Occupying a generous plot, this characterful family home offers spacious and versatile accommodation across two floors. Externally, the property benefits from off-road parking for several vehicles and a beautifully maintained, private rear garden. Inside, there are two generous reception rooms, a modern kitchen, four well-proportioned bedrooms, a Jack and Jill ensuite and a contemporary family bathroom. Viewing is highly recommended to fully appreciate the space, character and versatility this impressive home has to offer.

Council Tax band: D

Tenure: Freehold

- Four/five bedroom detached family home
- Modern fitted kitchen with under floor heating
- Larger than normal plot with parking for multiple vehicles
- Ideally located for access to local amenities and major road links
- Two reception rooms with feature log burners
- Modern fitted bathroom
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the property, you are welcomed into a practical entrance porch, which leads into the entrance hall. The hallway is finished with fitted carpeting, features a staircase rising to the first floor, and benefits from a useful storage cupboard housing the boiler. A door opens into the principal reception room, a warm and characterful living space enhanced by a charming bay window to the front elevation and a log-burning stove. The dining room centres around a feature burner, with a side window, wood-effect flooring and open access to the modern kitchen. Fitted with a range of wall and base units, soft-close drawers, underfloor heating, a sink with flexi tap, range cooker, integrated dishwasher and space for a fridge freezer (available by separate negotiation). Accessed via the garden is a versatile office, games room or bedroom with its own WC, offering annexe potential (subject to consent). A useful utility/storage room provides additional appliance space.

Ascend to the first floor

A carpeted staircase leads to the first-floor landing, providing access to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, a characterful bay window and a private shower. Bedrooms three and four share a modern Jack and Jill en-suite, fitted with a three-piece suite comprising a shower enclosure, wash hand basin and WC, complemented by contemporary tiling and a heated towel rail. Completing the first floor is a stylish family bathroom, featuring a bath with shower over and glazed screen, a wash hand basin with vanity storage, and a WC. The bathroom is finished with complementary tiling, a heated towel rail, spotlighting and an illuminated mirror.



Outside

Occupying a generous plot, the property benefits from a gravelled frontage providing off-road parking for multiple vehicles. The private rear garden is predominantly laid to lawn and enjoys a high degree of seclusion, with a patio area ideal for outdoor dining and entertaining. Additional features include a useful outbuilding for storage, a feature pond and a lean-to at the side of the property, offering further practical storage space.

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. Many countryside walks and beauty spots are also within easy reach including nearby Watermead Park and Bradgate Park.

Tenure & Council Tax

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

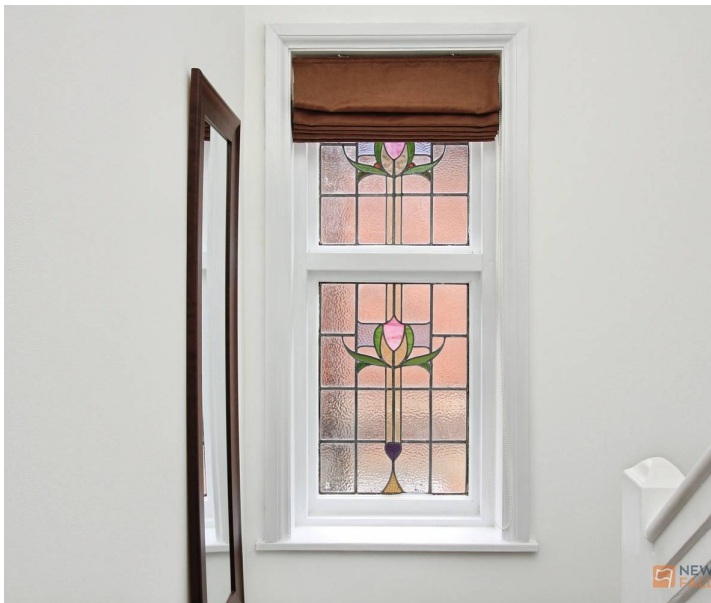
Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

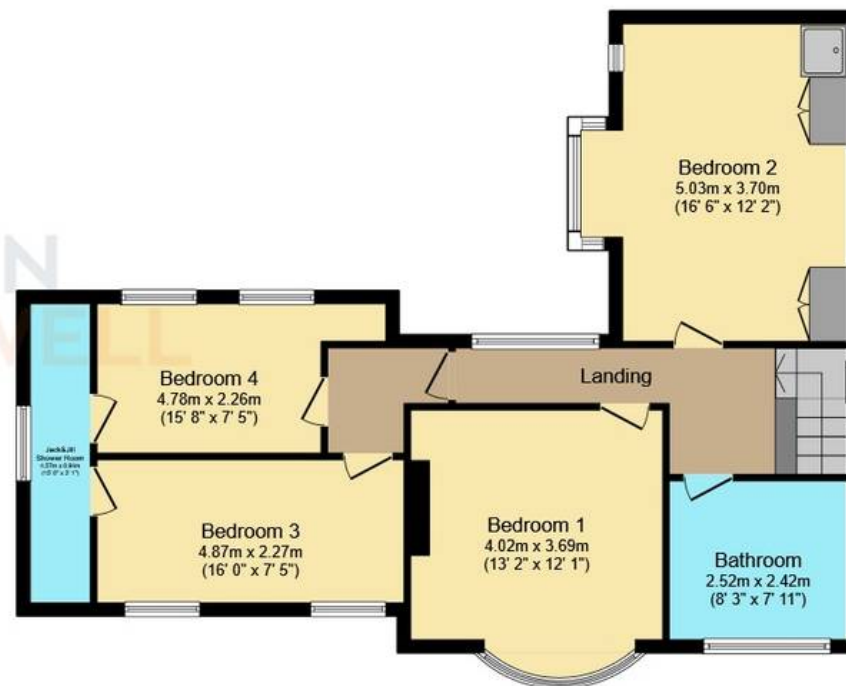
Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.





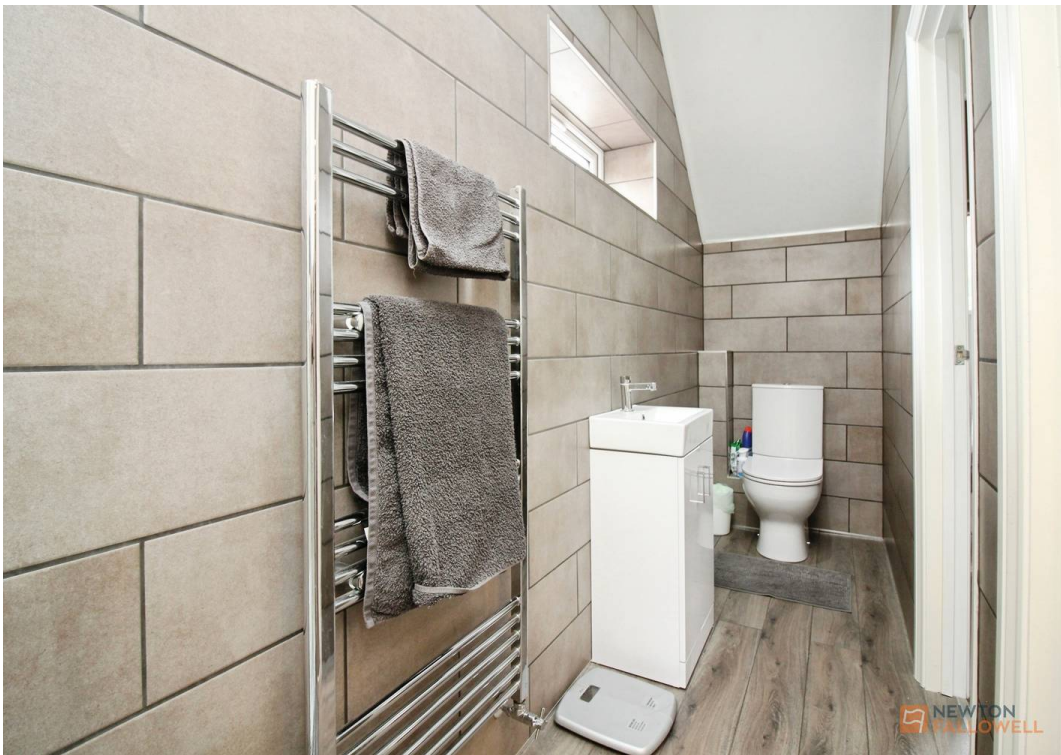
Ground Floor



First Floor

Total floor area: 196.1 sq.m. (2,111 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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







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