



Connells

Palmer Square
Birstall Leicester



Property Description

Located within the popular village of Birstall, this spacious and well-presented four-bedroom townhouse offers flexible family accommodation set over three floors, making it an ideal purchase for growing families.

The accommodation briefly comprises an entrance hall, a modern fitted kitchen and a spacious lounge/dining area with access to the rear garden. The property benefits from four well-proportioned bedrooms, including a principal bedroom, together with two bathrooms, providing practical and versatile living accommodation for modern family life.

Externally, the property enjoys a private and enclosed rear garden, offering an excellent space for outdoor dining, entertaining and family enjoyment. To the front, there is a driveway providing off-road parking.

Situated in a sought-after location, the property is conveniently placed for local shops, supermarkets, schools, leisure facilities and excellent transport links, including easy access to Leicester city centre, the A6 and major motorway networks.

Early viewing is highly recommended to appreciate the size, layout and location of this attractive four-bedroom townhouse.

Hall

A welcoming and spacious entrance hall providing access to the ground floor accommodation, with stairs rising to the first floor

Ground Floor Wc

Conveniently located off the entrance hall, the ground floor cloakroom is fitted with a low-level WC and wash hand basin.

Kitchen/Dining Room

A stylish and contemporary kitchen/dining room fitted with a range of modern wall and base units incorporating complementary work surfaces and stainless-steel sink with drainer. There is ample space for a dining table, creating a sociable environment ideal for family meals and entertaining. The room benefits from plentiful storage, space for appliances, and enjoys a bright outlook with access to the rear garden, seamlessly blending indoor and outdoor living.

Bedroom Four

A versatile ground floor bedroom offering flexible accommodation to suit a variety of needs. Ideal as a guest bedroom, home office, playroom or additional reception room, this well-proportioned space benefits from a pleasant outlook and plenty of natural light.

First Floor Landing

Lounge

Located on the second floor, this spacious and beautifully presented lounge provides an excellent family living space with plenty of room for both seating and entertaining.

Bedroom Three

A well-proportioned third bedroom offering flexible accommodation suitable for a growing family, guest bedroom, or home office.

Second Floor Landing

Bedroom One

A generously sized principal bedroom situated on the second floor, offering a peaceful retreat away from the main living accommodation. This impressive room provides ample space for a king-size bed and a range of freestanding furniture, while large windows allow plenty of natural light to flood the space.

En-Suite

The en-suite shower room is fitted with a modern three-piece suite comprising a fully enclosed shower cubicle, low-level WC, and wash hand basin.

Bedroom Two

A spacious and well-appointed double bedroom situated on the second floor, offering comfortable accommodation with ample room for a bed and accompanying furniture. Bright and airy throughout

Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower attachment over, low-level WC, and wash hand basin. Finished in a contemporary style with complementary tiling, the room provides a bright and practical space for everyday use.

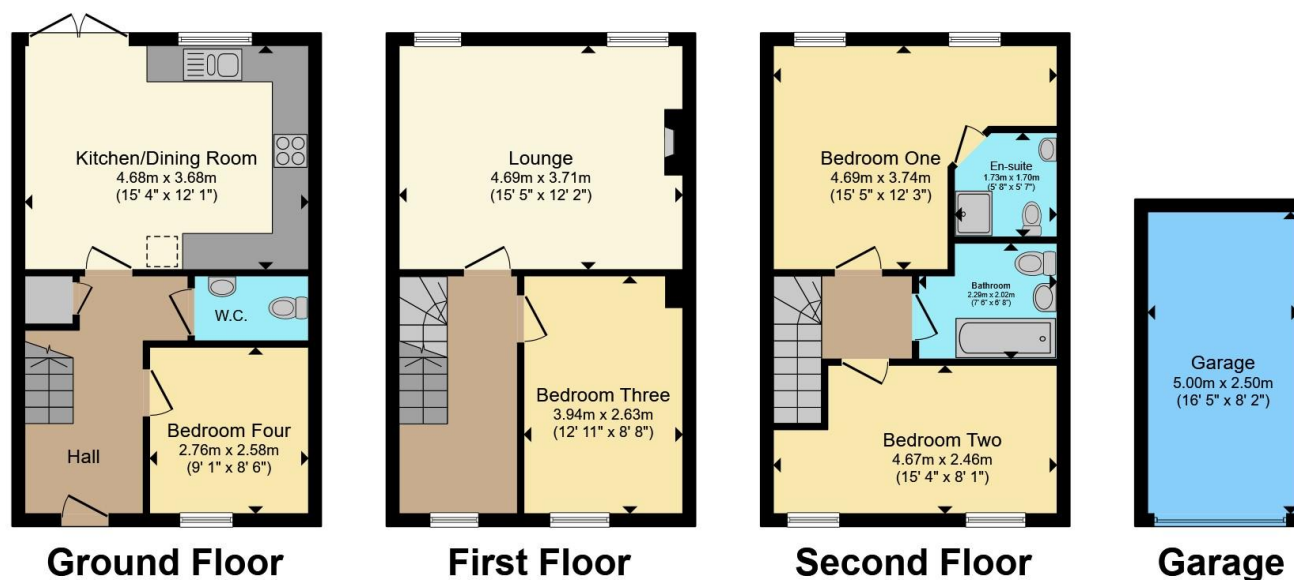
Outside

Externally, the property enjoys a well-maintained and private rear garden, providing an excellent space for outdoor entertaining. The garden offers a combination of patio and lawned areas, creating a versatile outdoor space suitable for a variety of lifestyles. To the rear, the property further benefits from a single garage, providing secure parking or useful additional storage space.









Total floor area 121.5 m² (1,308 sq.ft.) approx

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

Connells

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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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