



Pasture Drive | Birstall

Creightons Estate Agents are delighted to present this beautifully extended detached family home situated within the highly sought-after Hallam Fields development in Birstall. This spacious property offers a thoughtfully designed layout, perfectly tailored for comfortable family living. With the added benefit of NO UPWARD CHAIN, the purchasing process is streamlined and hassle-free.

Key Features:

- A beautifully presented and extended detached family home on the popular Jelson's-built Hallam Fields estate
- Spacious open-plan living, dining, and family kitchen area featuring bi-fold doors that seamlessly open onto the garden, ideal for entertaining
- Living room with double internal doors leading to a contemporary extension, enhanced by a roof lantern to flood the space with natural light
- Principal bedroom with an en-suite shower room, along with two further bedrooms
- Garage with driveway providing convenient off-road parking
- Available with NO UPWARD CHAIN for a swift and straightforward purchase
- Early viewing highly recommended – Contact Creightons Estate Agents today to secure your viewing appointment!

LOCATION

Birstall, Leicestershire offers the perfect blend of village charm and suburban convenience, making it a popular choice for families and professionals alike. Just two miles north of Leicester city centre, it boasts excellent transport links, including a park-and-ride service, ideal for commuters. The area is known for its well-regarded schools, strong sense of community, and access to green spaces like Watermead Country Park, perfect for weekend walks and family outings. With a mix of period homes and modern developments, plus a thriving high street and local amenities, Birstall combines lifestyle appeal with practical living.







GROUND FLOOR

Step into this family residence through a spacious entrance hallway that provides seamless access to all ground floor accommodation. To the left, you'll find a tastefully decorated living room featuring elegant panelling and wallpaper, creating a warm and inviting atmosphere. Double doors lead from the lounge into the stunning rear extension, a true highlight of the property. This beautifully crafted space boasts a roof lantern and expansive bifold doors that span the width of the home, offering views of the garden. This versatile, light-filled area serves as the perfect setting for dining, entertaining, or relaxing with family.

Adjacent to the lounge, the modern kitchen is equipped with sleek grey cabinetry and complementary worktops. Integrated appliances include an oven, gas hob with extractor fan, and stainless-steel splashback, alongside space for a washing machine, dishwasher, and fridge/freezer. A central kitchen island provides an ideal spot for family gatherings. An internal door offers direct access from the kitchen to the garage, enhancing convenience. Additionally, a ground floor w.c. is located off the entrance hallway.

FIRST FLOOR

On the first floor, the property offers three well-proportioned bedrooms, including a principal bedroom with an en-suite shower room. The two additional bedrooms, one being a double, are versatile and ideal for family, guests, or home office use. The family bathroom features a white suite with a bath and shower over, complemented by white tiling.



OUTSIDE

This attractive double-fronted home features a driveway that provides off-road parking and leads to a single garage. The front garden boasts a neatly maintained lawn and shrubs, enhancing the property's curb appeal. The rear garden is predominantly laid to lawn, offering a private outdoor space with side access to the garage, perfect for outdoor activities and entertaining.



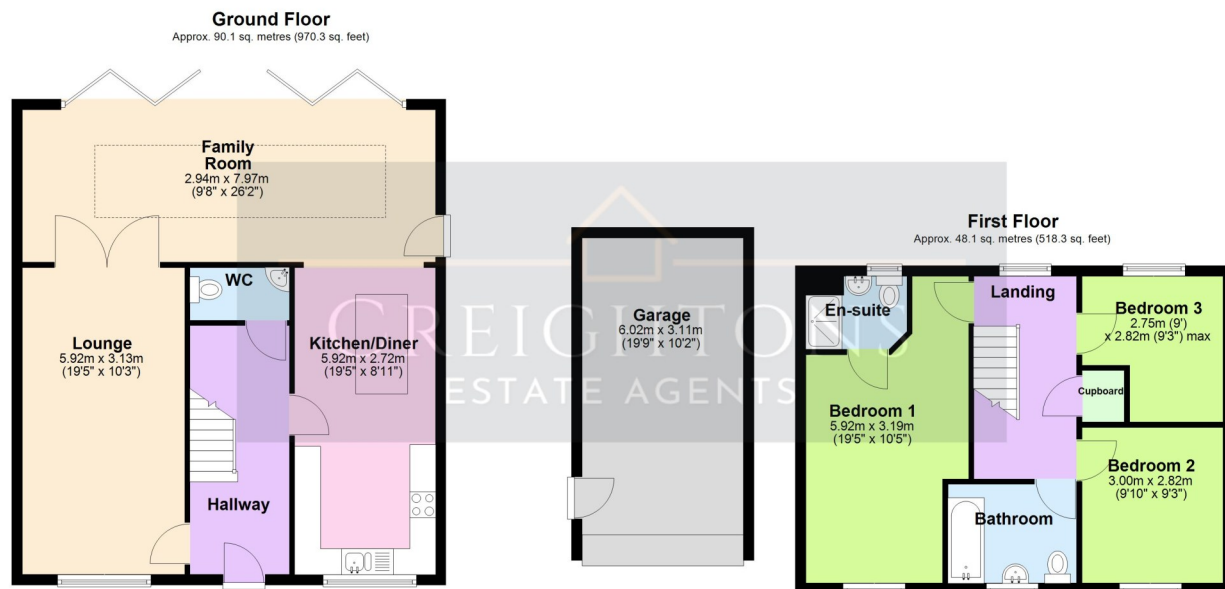
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.



Total area: approx. 138.3 sq. metres (1488.5 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

15 Pasture Drive, Birstall

EPC TO FOLLOW

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



