

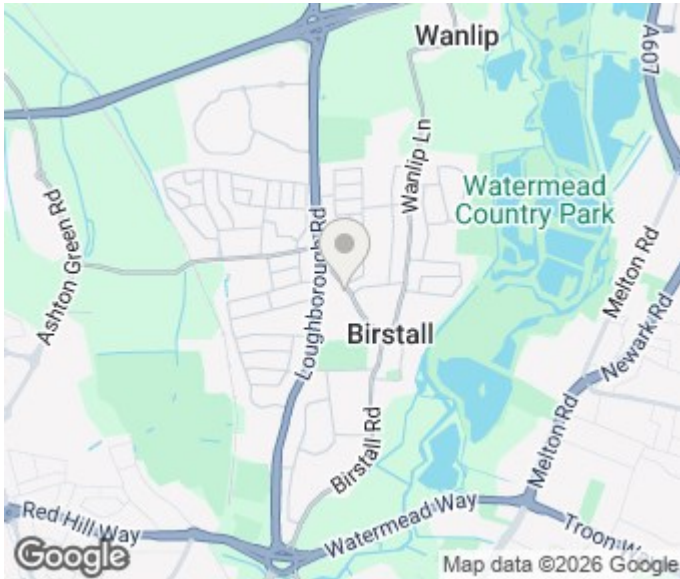


SIBSON ROAD, BIRSTALL

£1,250

A four bedroomed, well presented, semi detached family home with gas central heating and double glazing. This property is situated within the sought after location of Birstall around two miles north of the Leicester city centre, there are also a range of shops, schooling and amenities within walking distance from this property. The accommodation comprises of entrance hall with understairs cupboard off, lounge with window to the front and open plan kitchen and dining with patio doors to the rear. There are fitted kitchen units and oven and hob. On the first floor there are three bedrooms and a family bathroom, fully tiled with white suite and shower over the bath. Stairs lead to an attic conversion providing bedroom four. Outside there is a generous plot with a drive to the front providing parking for several cars. there are mature gardens to the rear.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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