



Connells

Barn Owl Road
Birstall Leicester



Property Description

Situated in the highly sought-after village of Birstall, this well-presented home offers the perfect blend of modern living and convenient location – ideal for families or first-time buyers.

The property boasts a spacious and inviting interior, featuring a bright and airy living area that provides an ideal space for both relaxing and entertaining. The well-appointed kitchen offers ample storage and workspace, with room for dining, making it the heart of the home.

Upstairs, you'll find generously sized bedrooms, all thoughtfully designed to maximise comfort and practicality, alongside a contemporary family bathroom.

Externally, the property benefits from a private rear garden – perfect for outdoor dining, entertaining or simply unwinding – as well as off-road parking to the front.

Barn Owl Road is located within easy reach of local amenities, well-regarded schools, and excellent transport links, offering quick access to Leicester city centre and major road networks. Birstall's vibrant village centre, with its shops, cafés, and restaurants, is just a short distance away, while nearby green spaces provide plenty of opportunities for outdoor leisure.

Early viewing is highly recommended to fully appreciate what this property has to offer.

Entrance Hall

A welcoming entrance hall providing access to the main living accommodation, featuring a clean and neutral décor with stairs leading to the first floor.

Ground Floor Wc

Convenient downstairs cloakroom fitted with a low-level WC and wash hand basin, finished in neutral décor.

Lounge/Dining Room

A spacious and versatile reception room offering ample space for both seating and dining areas, with plenty of natural light creating a bright and comfortable living environment. Double glazed patio doors open onto the rear garden

Kitchen

Fitted with a range of modern wall and base units with ample work top space, built in oven, hob and extractor hood, stainless steel sink unit, part tiled walls and double glazed window overlooking the front

First Floor Landing

Bedroom One

A generously sized main bedroom offering ample space for furniture, with a bright and airy feel and pleasant outlook.

Bedroom Two

A well-proportioned second bedroom, ideal as a guest room, children's bedroom or home office, with ample space for furnishings.

Bathroom

A modern family bathroom fitted with a three-piece suite comprising a bath with shower over, low-level WC, and wash hand basin, finished in neutral tiling.

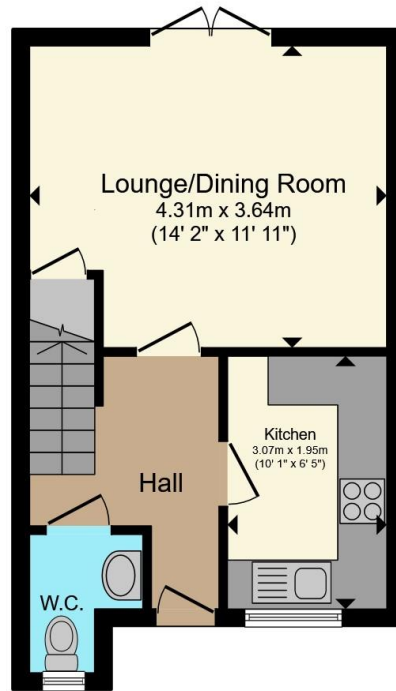
Outside

Externally, the property benefits from a well-maintained private rear garden, ideal for outdoor entertaining and relaxation.

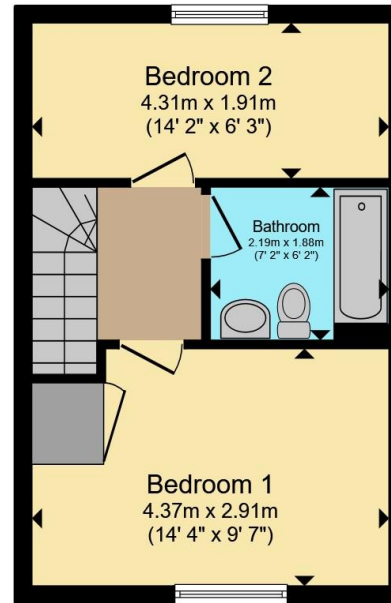








Ground Floor



First Floor

Total floor area 60.9 m² (656 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



To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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