



Worcester Avenue | Birstall

Creightons Estate Agents are pleased to bring to the market this semi-detached bungalow in Birstall. The property benefits from being modernised and sits on a generous plot. There is ample space for off road parking to the front of the home with a beautifully landscaped rear garden.

- Immaculately presented modernised bungalow in the popular village of Birstall
- Located near Watermead country park
- Generous front and rear gardens with beautiful deck and pond
- Improvements throughout such as refitted kitchen, shower room and new boiler installed

LOCATION

Birstall is situated just outside Leicester on the A6 & is convenient for ease of access to the City centre, as well as Loughborough & Melton Mowbray plus the East Midlands International Airport. With the adjoining Charnwood Forest for scenic country walks & golf courses & the A46 Western By-Pass which links Birstall to Junction 21 of the M1, M69 motorway network. With the Fosse Park & Meridian shopping centres close by, Birstall itself also offers a fine range of amenities including shopping, schooling & other amenities plus bus routes.







GROUND FLOOR

On entering the property is the lounge with its original corniced ceiling and feature fireplace. This benefits from a bay window which spills light into the room and creates a warm welcome. The lounge leads onto a well proportioned dining room with a large brick built open feature fireplace. As with the lounge, this again has original cornices and skirting. Both rooms have been recently recarpeted and decorated to a high standard.

The property is entered into via a front porch that opens onto the entrance hallway. The bedrooms are located to the front of the home. The primary bedroom has the benefit of newly fitted wardrobes. Bedroom two also sits to the front of the home with a window overlooking the side aspect. There is a refitted shower room which comprises a double shower, wash hand basin with vanity unit, w.c and heated towel rail. There is also floor to ceiling tiling with the benefit of underfloor heating. The living room is generous in size and overlooks the rear garden with newly replaced French doors that open on to the decked area. The refitted breakfast kitchen is beautifully fitted with white units and complimentary worktops with metro style tiling. There is an integrated double oven, electric hob, extractor fan, integrated fridge, space for washing machine and dishwasher. There is space for a table and a door that provides access to the decked area.

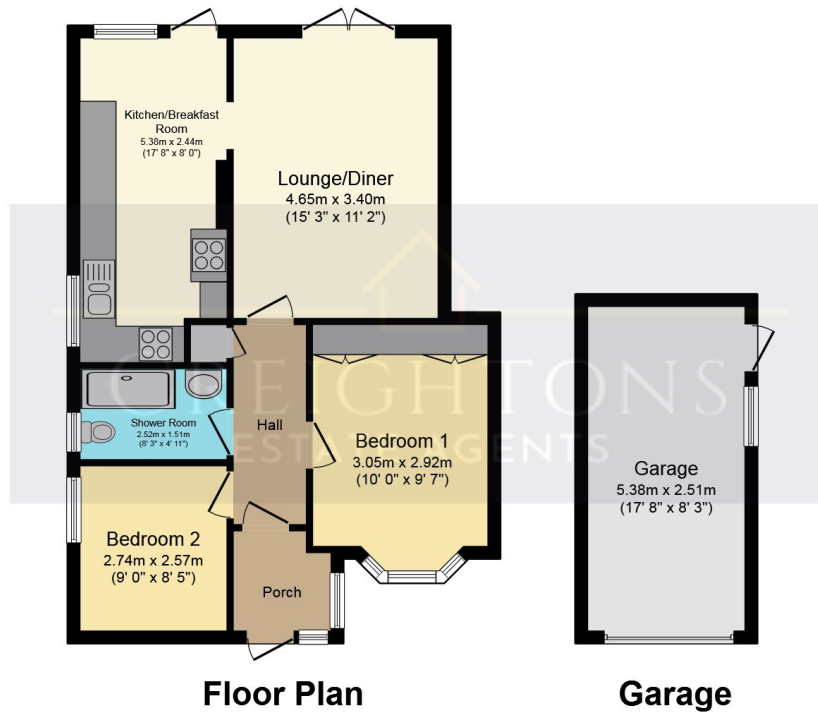


OUTSIDE

The house is set back from the main road and there is ample off-road parking. There are double gates that open to provide access to the garage which has been fitted with a new garage door. The stunning rear garden has a beautiful, decked area that opens on to the lawn with flowers and shrub borders and a feature pond area.



Worcester Avenue | Birstall | Leicestershire



Total floor area 73.5 sq.m. (791 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council

Council tax band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





