



Wellgate Avenue | Birstall

Creightons Estate Agents are pleased to bring to the market this spacious detached bungalow in the popular village of Birstall. The property sits on a generous plot, set back from the road with off road parking that leads to an integral single garage. Available with NO UPWARD CHAIN.

- Generously proportioned detached bungalow in the popular village of Birstall within walking distance to the village centre
- Large living/dining room that leads to a conservatory with separate breakfast kitchen
- Two/three bedrooms with wet room and useful storage cupboard
- Off road parking that leads to a single garage and established rear gardens
- Available with NO UPWARD CHAIN

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

The property is entered into via a front porch that opens onto a large entrance hallway. There are two double bedrooms, one located to the front of the home with built in wardrobes and dressing table. Bedroom two is also a double and located to the side of the home with a window overlooking the side aspect. There is a refitted wet room which comprises a walk-in shower, wash hand basin w.c and heated towel rail. Bedroom three is located at the rear of the home off the living room or could alternatively be used a study/hobbies room. The living room is generous in size and overlooks the front garden with feature fireplace. The fitted breakfast kitchen is located to the rear of the home with a range of units with complimentary worktops and tiled splashback. There is an integrated double oven, electric hob and extractor fan. There is space for a washing machine and fridge/freezer. There is a small pantry cupboard and outer lobby/utility area that houses a w.c.



OUTSIDE

The house is set back from the main road and there is off-road parking that leads to a single garage. The established rear garden has an abundance of trees and shrubs with patio area and lawn.



Wellgate Avenue | Birstall | Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D



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

ESTATE AGENTS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.





