



BEDROOMS

**3**

BATHROOMS

**1**

RECEPTION ROOMS

**2**

COUNCIL TAX

**D**

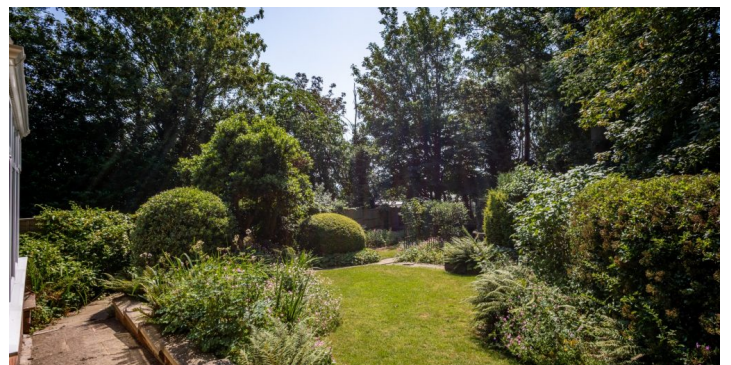
## KEY FEATURES

- Detached two/three bedroomed bungalow nestled in a private setting on a generous plot.
- Bright and airy open plan 'L' shaped living and dining room
- Breakfast kitchen with utility room, separate conservatory and study/bedroom
- Established, private rear garden, ideal for outdoor relaxation and entertaining.
- Driveway providing parking for vehicles in a private setting leading to a detached single garage
- Available with NO UPWARD CHAIN

## PROPERTY OVERVIEW

Creightons Estate Agents are pleased to present a detached bungalow in the desirable village of Birstall. Set back on a private drive within a generous plot, the property offers ample parking and a beautifully landscaped, private garden. Internally the bungalow provides flexible accommodation, with features adapted for disability access both inside and out. The property is offered with NO UPWARD CHAIN.

## ADDITIONAL PHOTOGRAPHY



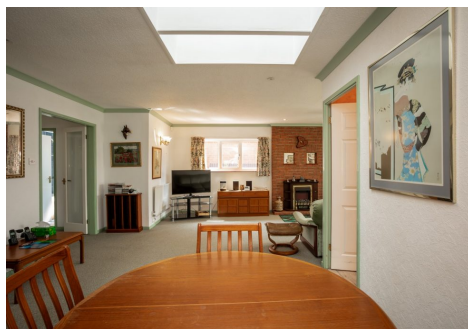
# FLOORPLAN



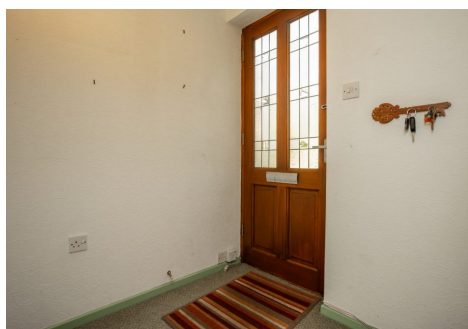
Total area: approx. 111.9 sq. metres (1204.1 sq. feet)

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.

**96 Greengate Lane, Birstall**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 61                      | 68        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



ROTHLEY OFFICE

0116 3195657

SILEBY OFFICE

01509 458 333

WEBSITE

creightonsestateagents.co.uk