



34 Birstall Road, Birstall, Leicester LE4 4DD

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MOORE  
& YORK



### Property at a glance:

- Well Appointed Deceptively Spacious Family Home
- Luxury Bespoke Kitchen
- Luxurious Four Piece Family Bathroom
- Four Bedrooms.
- Many Character Features
- Sough After Location Overlooking Watermead Park
- Gas Central Heating & D\G
- Lawned Garden with covered seating area
- Viewing Essential

**£400,000 Freehold**



Beautifully presented established link detached family four bedroom home standing overlooking Watermead Park in the highly sought after suburb of Birstall. This lovely family home has been maintained with great care and attention to retain many character features throughout including high ceilings, stripped original style doors, high skirting boards and ornate coving while providing the luxury of contemporary living with a well fitted farmhouse style kitchen with integrated appliances, a luxury four piece family bathroom and an open plan living area. The gas centrally heated accommodation briefly comprises to the ground floor entrance porch, entrance hall, lounge, spacious open plan living/kitchen room and cloakroom/WC and to the first floor four bedrooms and a four piece family bathroom and stands with gardens to rear with studio/ workshop and off road parking to front. We highly recommend an internal viewing for this home as rarely do properties of this style and calibre become available for sale.

#### DETAILED ACCOMMODATION

Dark stained sealed double glazed door leading to;

#### ENTRANCE PORCH

Tiled flooring, ornate coving, meters cupboard, hardwood and glazed door with matching side panels leading to;

#### LOUNGE

14' 8" x 13' 8" (4.47m x 4.17m) 14' 8" x 13' 8" (4.47m x 4.17m) Feature display fire set in traditional style patterned tiled and carved hardwood surround, UPVC sealed double glazed square bay window with blinds and inset seating, radiator, picture rail.



#### OPEN PLAN HALLWAY

Leading to open plan kitchen/living room

#### LIVING ROOM

20' 11" x 18' 5" (6.38m x 5.61m) Feature dining central island with cupboards under, stairs leading to first floor accommodation, exposed brick walls and pillar, exposed ironworks, radiator, fire recess, UPVC sealed double glazed door to side aspect, UPVC sealed double glazed window with inset blinds, open plan aspect to





## KITCHEN

14' 10" x 9' 5" (4.52m x 2.87m) Well fitted with farmhouse style soft close units comprising sink unit with cupboards under, matching range of base units with butcher block work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, integrated fridge/freezer, washing machine and dishwasher, range cooker space with extractor fan over set in stainless steel hood, corner spice cupboard, UPVC sealed double glazed windows with inset blinds, concealed central heating boiler.

## CLOAKROOM/WC

Low level WC and wash hand basin, radiator, UPVC sealed double glazed window

## FIRST FLOOR LANDING

Glazed access to loft, seating/study area, walk in shelved cupboard.

## BEDROOM ONE

11' 11" x 11' 11" (3.63m x 3.63m) Radiator, UPVC sealed double glazed window with inset blinds overlooking Watermead Park

## BEDROOM TWO

11' 11" x 11' 11" (3.63m x 3.63m) Radiator, UPVC sealed double glazed window.

## BEDROOM THREE

15' 2" x 8' 7" (4.62m x 2.62m) Radiator, UPVC sealed double glazed window.

## BEDROOM FOUR

8' 4" x 6' 2" (2.54m x 1.88m) Radiator, UPVC sealed double glazed window overlooking Watermead Park

## FAMILY BATHROOM

12' 2" x 9' 1" (3.71m x 2.77m) Four piece luxury suite comprising walk in tiled rain water shower unit, free standing soaker bath with shower attachment over, vanity sink unit set in bathroom cupboard unit incorporating low level WC, vertical chrome heated towel rail, matching large tile splash backs, UPVC sealed double glazed window.

## SEPARATE WC

Low level WC, UPVC sealed double glazed window

## OUTSIDE

Gravelled area leading to lawned garden with covered storage area with secure access to front aspect, covered sitting area with artificial grass ideal for entertainment with access to workshop/studio(17'5 x 9'3) with power and lighting









## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## TENURE

Freehold

## COUNCIL TAX BAND

Charnwood C











### **Property Information Questionnaire**

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

### **FLOOR PLANS**

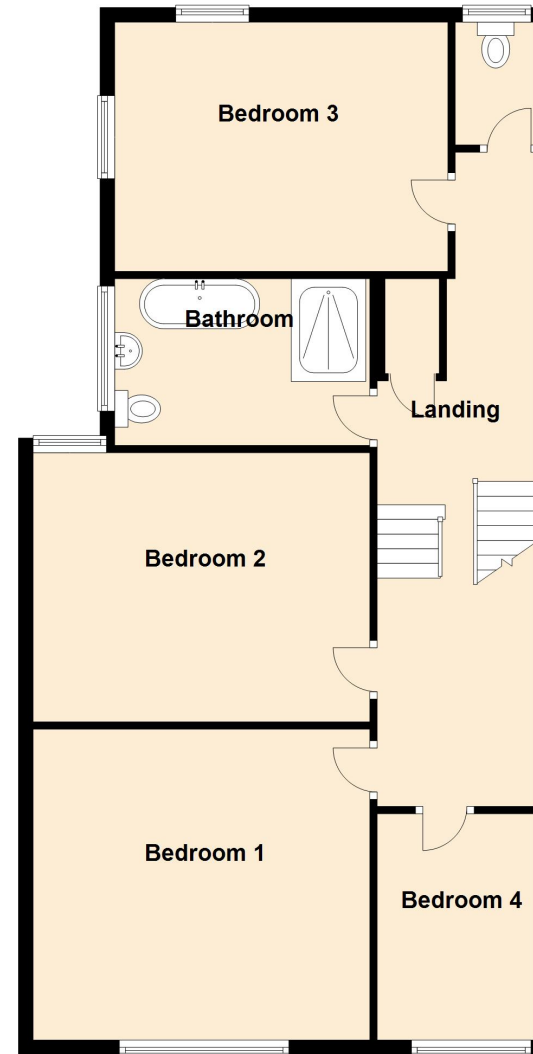
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

### **IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

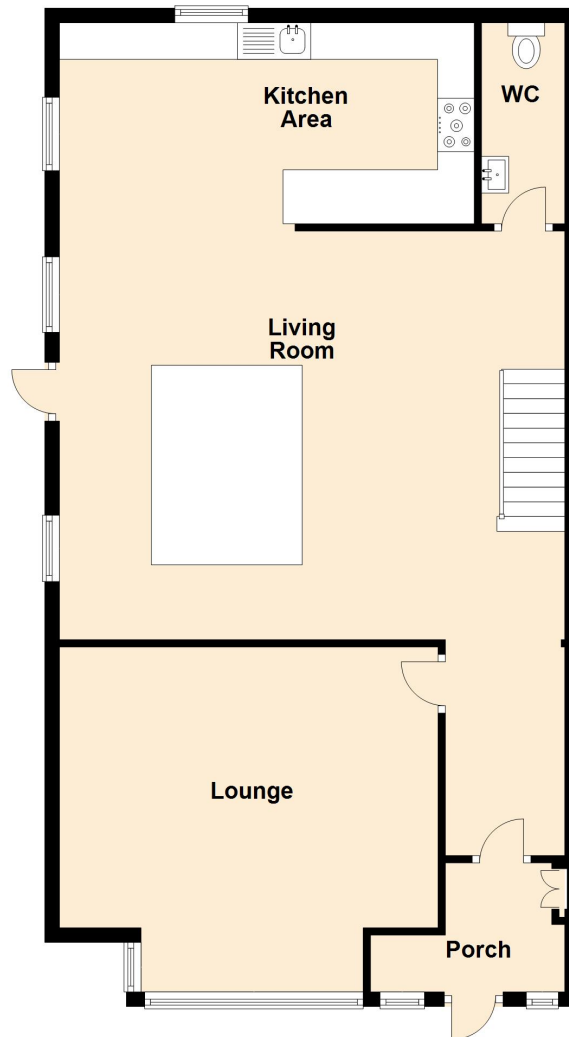
### First Floor

Approx. 89.1 sq. metres (958.6 sq. feet)



### Ground Floor

Approx. 90.0 sq. metres (969.2 sq. feet)



Total area: approx. 179.1 sq. metres (1927.8 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

