



4 Monarch Close, Birstall, Leics, LE44GU

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Property at a glance:

- Detached home
- Four bedrooms
- Cul-de-sac location
- Spacious lounge and dining room
- Breakfast kitchen
- Ground floor study
- En-suite & Family Bathroom
- Neutrally decorated throughout
- Garage and driveway parking
- Fully enclosed rear garden

£395,000 Freehold



An exceptionally spacious, four double bedroomed detached home in this quiet cul-de-sac within easy reach of Birstall's schooling and amenities, the property is offered with no upward chain and has UPVC double glazed and gas centrally heated accommodation to include hall, spacious lounge, dining room, separate breakfast kitchen, ground floor home office/study, en-suite to master bedroom and family bathroom, all neutrally decorated throughout. Off road parking, garage and fully enclosed rear garden.

AREA INFORMATION

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 closeby, Birstall itself also offers a fine range of amenities including shopping, schooling & other amenities plus bus routes.

EPC RATING

We are awaiting the EPC for this property.

FRONTAGE

The frontage is laid to a slabbed driveway providing off road parking for three vehicles and the right hand side of the plot leads to the single garage which has an up and over door to front. There is an outside light point adjacent to the UPVC double glazed front door which then leads internally to:

ENTRANCE HALL

3.85m x 1.22m (12' 8" x 4' 0") With staircase rising to the first floor landing above, double radiator and timber laminate flooring, strip light and doors off to the lounge, study and also to:





GROUND FLOOR WC

1.35m x 0.74m (4' 5" x 2' 5") With close coupled WC unit, corner wash basin, ceiling light point and central heating radiator.

STUDY

2.47m x 2.63m (8' 1" x 8' 8") With strip light, central heating radiator and UPVC double glazed window to the front.

LOUNGE

4.80m x 3.70m (15' 9" x 12' 2") Having UPVC double glazed window overlooking the garden, central heating radiator, twin strip lights, coved ceiling, recessed living flame gas fire, additional under-stairs storage recess and open-way at the side to:

DINING ROOM

2.84m x 3.05m (9' 4" x 10' 0") Having coved ceiling, strip light, double panelled radiator, UPVC double glazed french doors with matching side screens overlooking the garden and door leading off to:

KITCHEN/BREAKFAST ROOM

5.61m x 3.28m (18' 5" x 10' 9") Fitted to three sides with base and eye level units for storage with roll edge work-surfaces, tiled up-stands, one and a quarter bowl polycarbonate sink, UPVC double glazed window to the front elevation and additional UPVC double glazed window to side, ample space for appliances beneath the work-surface, room for breakfast table, twin strip light points, space for cooker and double panelled radiator.

FIRST FLOOR LANDING

2.81m x 2.13m (9' 3" x 7' 0") With built in airing cupboard off housing the property's modern Baxi 600 boiler, hot water cylinder and additional storage space for linen. Twin strip lights to ceiling, loft access hatch, doors off to all four bedrooms and the family bathroom.

MASTER BEDROOM

3.61m x 3.64m (11' 10" x 11' 11") With almost full width UPVC double glazed window affording views to the garden below, four door built in wardrobe, central heating radiator and ceiling light point. Door off to:

EN-SUITE SHOWER ROOM

2.11m x 1.14m (6' 11" x 3' 9") Having a fully tiled shower cubicle, close coupled WC and wall mounted wash basin with splash back, ceiling light point, central heating radiator and obscure UPVC double glazed window to the side elevation.

BEDROOM TWO

3.79m x 2.63m (12' 5" x 8' 8") Entered via it's own entrance corridor space with fitted wardrobe and ceiling light point, central heating radiator and UPVC double glazed window to the front elevation.

BEDROOM THREE

3.62m x 2.71m (11' 11" x 8' 11") With four door fitted wardrobe, ceiling light point, central heating radiator and UPVC double glazed window overlooking the rear garden.

BEDROOM FOUR

2.97m x 2.62m (9' 9" x 8' 7") With UPVC double glazed window to the front elevation, central heating radiator and ceiling light point.

FAMILY BATHROOM

2.47m x 1.68m (8' 1" x 5' 6") Having bath with fully tiled shower area, pedestal wash basin and close coupled WC, ceiling light point, central heating radiator and obscure UPVC double glazed window to the side elevation.

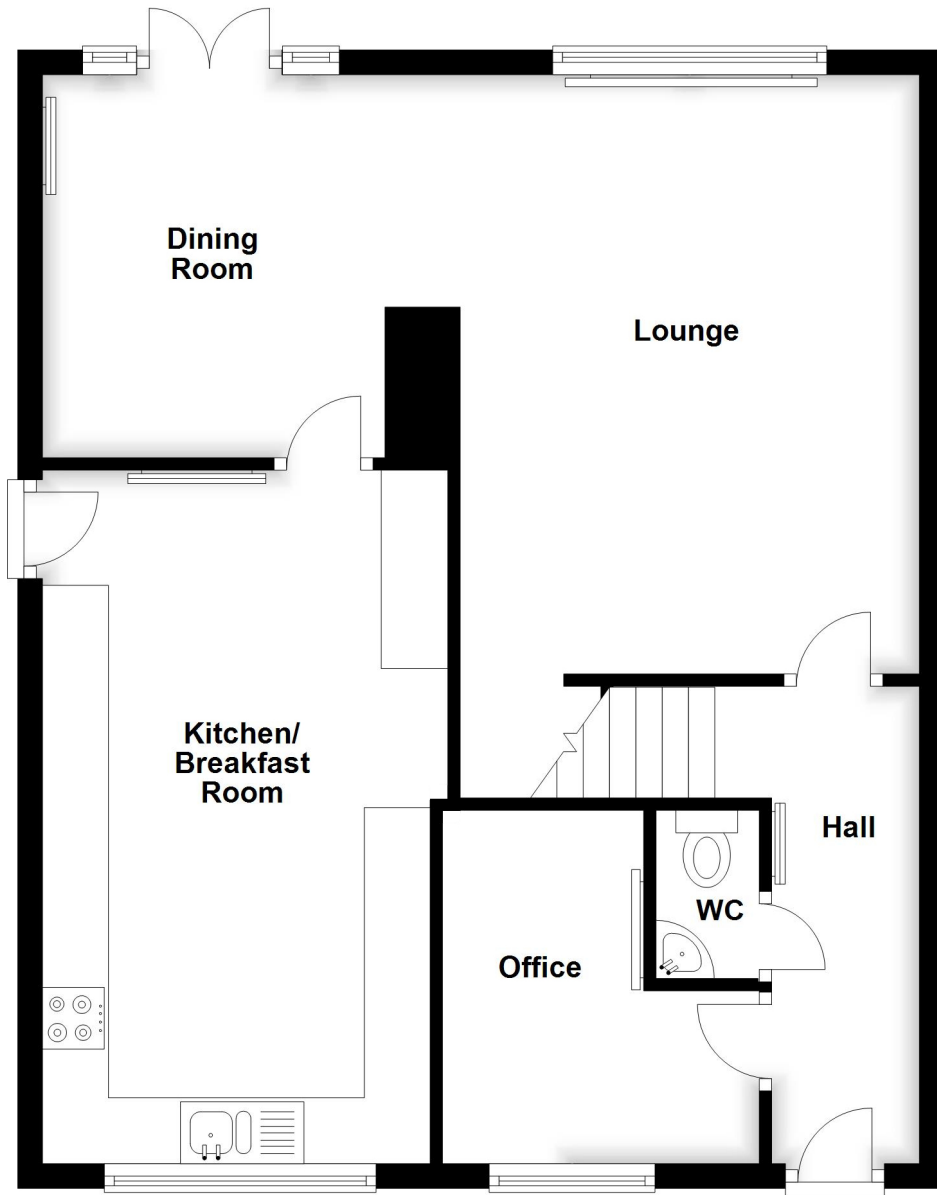
REAR GARDEN

The rear garden is fully enclosed by fencing to the boundaries with a gated access-way to the left hand side to the frontage, multiple outside light points and with a door leading internally from the rear patio to the garage. The garden is mainly laid to lawn to centre with well stocked beds to the boundaries and backing onto bungalows, meaning an un-overlooked rear aspect.



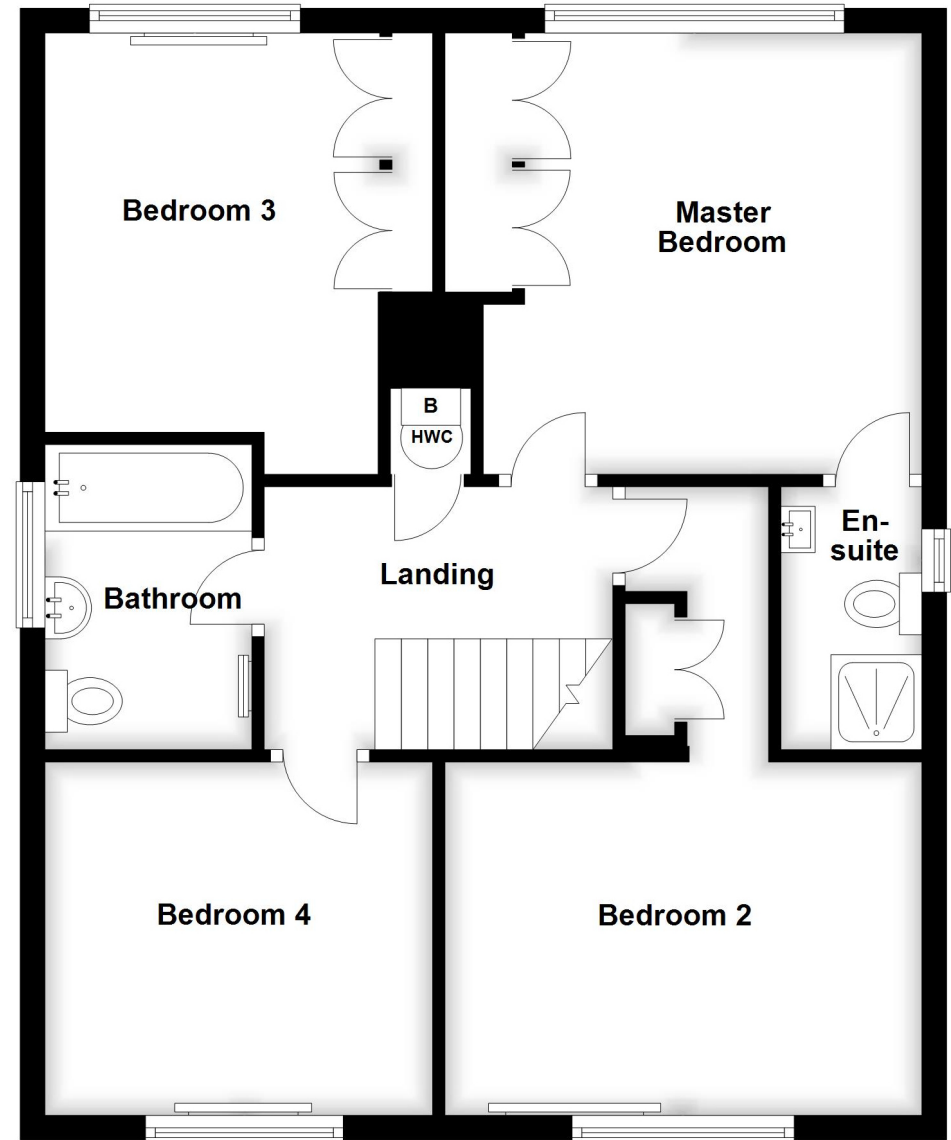
Ground Floor

Approx. 61.6 sq. metres (663.0 sq. feet)



First Floor

Approx. 61.5 sq. metres (662.3 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



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