



112 Wanlip Lane, Birstall

LE44GF

MOORE
& YORK



Property at a glance:

- Two bedroom semi-detached home
- Traditional design
- Impressive master bedroom
- Spacious lounge
- Long and established rear garden
- Close to schools and shops
- Ideally located for local travel
- Kitchen diner fully fitted
- Parking to frontage
- Utility area with ground floor WC

£235,000 Freehold



A spacious, traditionally designed two bedroomed, semi-detached home with generously proportioned lounge, kitchen/diner and large garden in this desirable non-estate location which is within easy walking distance of schools, shopping and amenities in this sought after and well served village which sits to the northern edge of Leicester's inner ring road and retains excellent access to commuter routes, the city centre and for travel further afield - mainline trains to London and East Midlands international airport are easily accessible.

BIRSTALL

Birstall is situated just outside Leicester at the junction of the inner ring road and the A6 and 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.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'E' for further

information and to see the full report please visit:
<https://www.gov.uk/find-energy-certificate>

FRONTAGE

The frontage provides off road parking for two vehicles with a gated accessway to the left hand side of the plot leading via the side of the house (providing an ideal location for refuse/recycling receptacles) to the rear garden beyond.

HALL

1.40m x 1.16m (4' 7" x 3' 10") With stairs rising immediately up to the first floor, ceiling light point and door off at the side to:





LOUNGE

4.28m x 3.95m (14' 1" x 13' 0") A generously proportioned room with feature fireplace and gas fire, ceiling light point, radiator and Upvc double glazed window to the front elevation.

KITCHEN DINER

5.29m x 2.43m (17' 4" x 8' 0") With ample space for dining, useful under-stairs pantry/storage and two Upvc windows to the side elevation, additional Upvc window and French doors to the rear, concealed central heating boiler, bespoke timber units for storage, work surface, Belfast sink, range cooker with matching extractor, tiled floor and door leading rearwards to:

LOBBY

1.61m x 0.93m (5' 3" x 3' 1") With door at the side elevation to the rear garden patio, light point and door off to:

LOO/TILITY ROOM

1.61m x 1.59m (5' 3" x 5' 3") With stacked space for appliances, basin, WC unit, ceiling light point and windows to the side and rear.

LANDING

2.47m x 2.25m (8' 1" x 7' 5") max. With access off to both bedrooms and the bathroom, quarter landing, ceiling light point and Upvc window to the side elevation.

MASTER BEDROOM

5.29m x 3.02m (17' 4" x 9' 11") A spacious double room spanning the full width of the property and having a recess with built in storage, ceiling light, radiator and Upvc window to the front elevation.

BEDROOM TWO

3.44m x 2.72m (11' 3" x 8' 11") A further good sized room with Upvc window overlooking the garden, ceiling light point and radiator.

BATHROOM

2.47m x 2.44m (8' 1" x 8' 0") A most spacious room with three piece suite comprising: WC, wash basin and paneled bath with shower over. There is a mixture of full and half height tiling, ceiling light, radiator and Upvc window to the rear elevation.

GARDENS

The gardens are a substantial, although not unmanageable size and enjoy a sunny (approximately) west facing aspect. There are various paved and grassed spaces, mature planting and a section at the foot of the plot ideal for sheds/greenhouses/vegetable plot use. Power is available to the sheds, greenhouse and pond.

VIEWING ARRANGEMENTS

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

SERVICES

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

TENURE

Understood to be Freehold.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We 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.

COUNCIL TAX BAND

The property has a council tax rating of 'B' via Charnwood Borough Council.

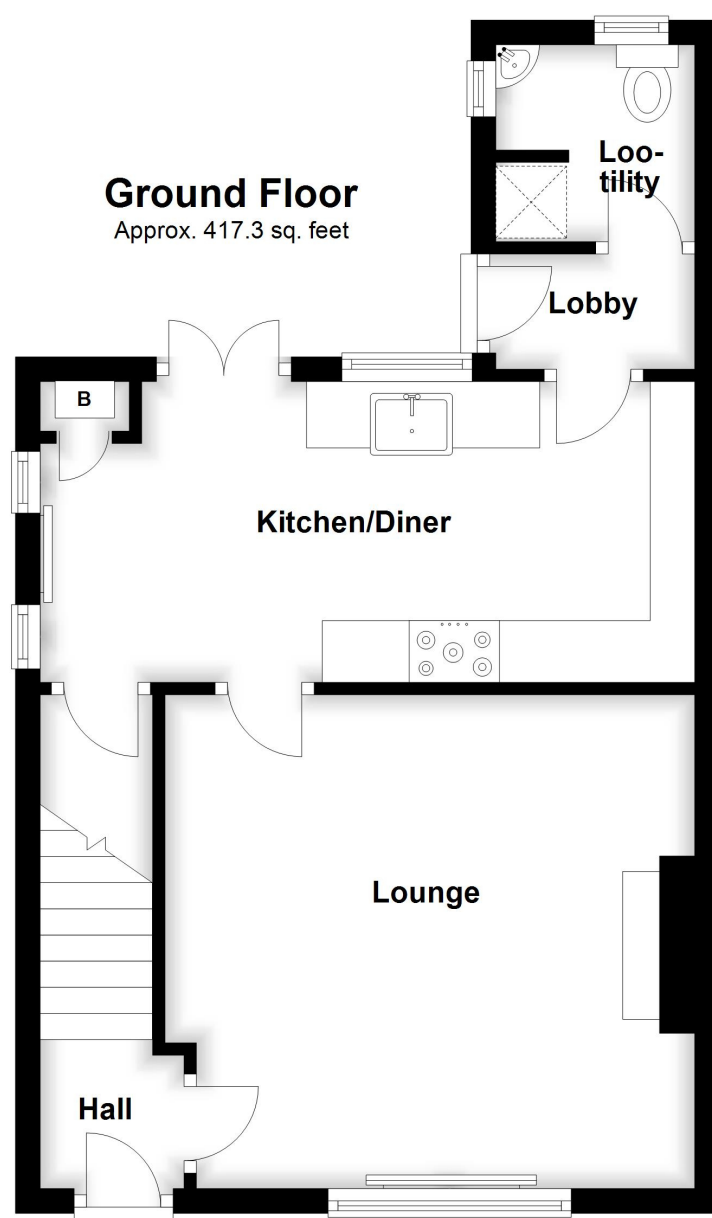
FLOOR PLANS

Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details 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.





Total area: approx. 790.6 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

