

JAMES SELICKS

BIRSTALL ROAD

BIRSTALL, LEICESTERSHIRE LE4 4DF





A stunning and beautifully presented detached home, situated in an elevated position overlooking the picturesque Watermead Park offering breathtaking views. The property boasts three spacious reception rooms, perfect for entertaining guests and with three bedrooms and two bathrooms, there is ample space for growing families, and the potential to extend into the large loft (subject to planning consents).

Stunning elevated position • Detached three-bedroom home • Spacious entrance hall • Two/three reception rooms • Kitchen and Utility • Three/four double bedrooms • Bathroom • Shower room • Good sized rear garden • Ample off-road parking • Views towards Watermead Park • Large loft with potential • Soffits, barge boards, guttering and fascias replaced in Oct 2023 • No upward chain • EPC - D

Accommodation

The property is entered via a composite door with a pretty stained and leaded window above which has been double glazed, leading into a porch with a stained and leaded door into a spacious entrance hall with tiled floor, an original stained and leaded window (now double glazed), panelled walls, stairs rising to the first floor and a large understairs storage cupboard beneath.

The sitting room is a wonderful light and airy room by virtue of the bay window to the front taking best advantage of the views of Watermead Park. A log burning stove with oak mantle above creates a wonderful focal point. The room also has beautiful solid oak flooring and ornate ceiling coving. The dining room has French doors with full height windows either side, feature wall to the walls, oak veneer flooring, and a deep picture rail.

The kitchen has feature tiled flooring, with detailing centred around an island in duck egg blue with a granite worksurface, shelving and plate racks. There is an excellent range of eye and base level cupboards and soft closing drawers in duck egg blue with workfaces over. A double sink is positioned to enjoy views over the rear garden. Appliances include a Neff double oven and induction hob with extractor over. The utility is open to the kitchen and provides space and plumbing for a washing machine and tumble dryer, further store cupboards and work surface. To the rear is a WC off with a low flush WC and sink. In addition, is a store room housing the boiler. A sunroom/study to the side of the property with a window and French doors to the front, and windows to the side. This room is thought suitable for use as a fourth bedroom if required.

Stairs rise to the spacious first floor landing and accommodation. The master bedroom is of a generous size, has a large bay window to the front with views over to Watermead Park, fitted wardrobes, and two further windows to the side. Bedroom two is located to the rear of the property and is also a good-sized double with a wash hand basin. Bedroom three again is a double and has a window to the side. The family bathroom has a white four-piece suite comprising a low flush WC, bidet, sink and a tiled bath, a black vertical radiator and a dual aspect. Completing the accommodation is a shower room with a corner shower enclosure, a sink set on a vanity unit with drawers, and fully tiled walls and flooring.

Outside

A block paved driveway provides parking for four vehicles with a further concrete area to the front. Steps lead up to a gravelled terrace and front garden enjoying beautiful views of Watermead Park. There is a tandem single garage to the right with power and lighting. To the rear is a paved patio with feature rockery and specimen plants. A raised lawn with mature stocked borders, a gravelled area. To the side is access to the garage roof, which is weight bearing and gives access back to the front. From the front Watermead Park can be accessed by crossing the road with an access point to walk straight into the park.







Location

Birstall offers a superb range of amenities including popular schooling, shopping, a post office, public house, church and provides good access to Fosse Retail Park and the M1/M69 motorway networks. Many countryside walks and beauty spots are also within easy reach including nearby Watermead Park and Bradgate Park.

Tenure: Freehold

Local Authority: Charnwood

Listed Status: No

Conservation Area: No

Tax Band: E

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Cable, 781mbps.

Non-standard construction: Believed to be of standard construction

Wayleaves, Rights of Way & Covenants:

Flooding issues in the last 5 years: None

Accessibility: Steps to the front door, sloped elevation to the front

Cladding: None

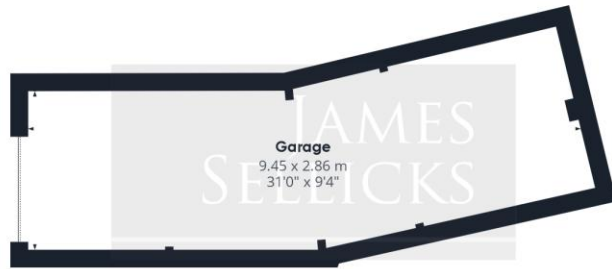
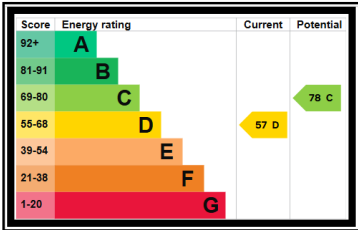
Planning issues: None our clients are aware of

Satnav Information

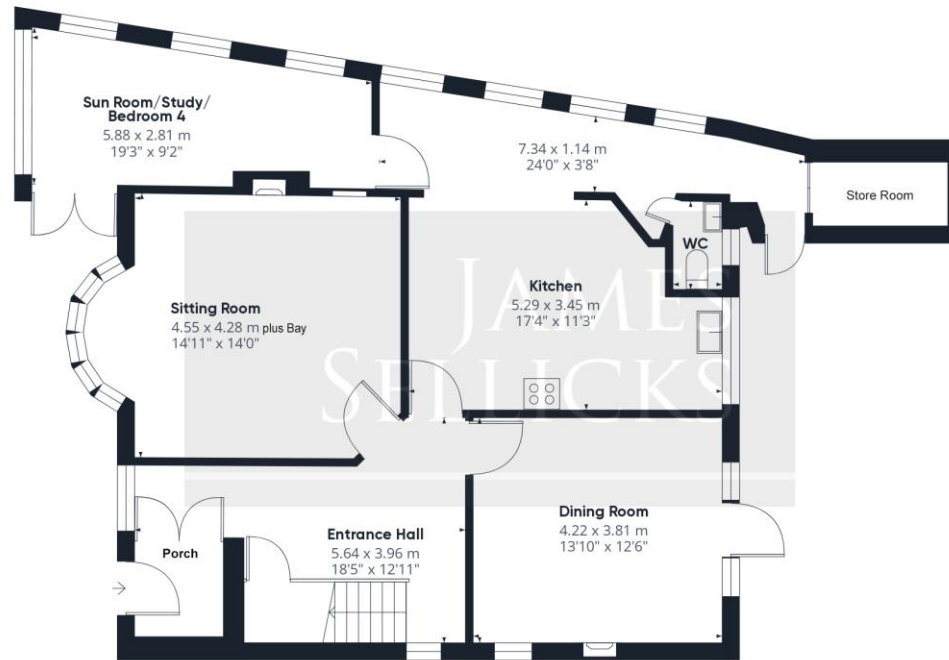
The property's postcode is LE4 4DF, and house number 168.



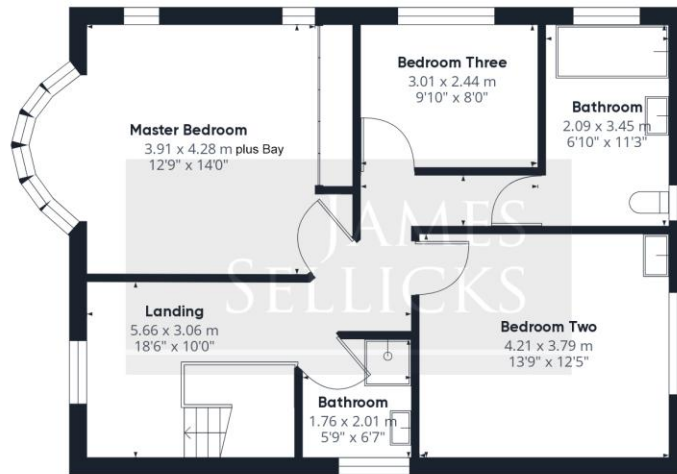




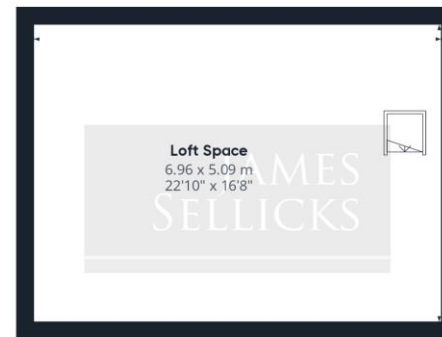
Floor -1



Floor 1



Floor 2



Floor 3

JAMES
SELICKS

Approximate total area⁽¹⁾

177 m²
1905 ft²

(garage/loft space not included)

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@james-sellicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

james-sellicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



JAMES
SELICKS

