



160 Birstall Meadow Road, Birstall, Leicester LE43NF

MOORE  
& YORK



### Property at a glance:

- Modern Detached Family Home
- Good Sized Corner Plot
- Lounge/Dining Room & Kitchen/Breakfast Room
- Gas Central Heating & D\G
- Ample Parking & Garage
- Family Bathroom & En-Suite
- Three Double Bedrooms

Asking Price £375,000 Freehold



Modern detached family home standing on a larger than average corner plot situated in the heart of this popular residential development offering its own selection of schooling and shopping facilities and within a short drive of the amenities of the centre of this popular Charnwood village and the Western Bypass offering excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge/dining room and kitchen/breakfast room with integrated appliances and to the first floor master bedroom with en-suite, two further bedrooms and family bathroom. The property stands on a larger than average corner plot with side parking leading to garage.

#### DETAILED ACCOMMODATION

Sealed double glazed hardwood door leading tp

#### ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, cloaks cupboard

#### CLOAKROOM/WC

Low level WC and wash hand basin, radiator

#### LOUNGE/DINING ROOM

21' 9" x 12' 1" (6.63m x 3.68m) Radiators, TV point, UPVC sealed double glazed square bay window to side aspect, UPVC sealed double glazed French doors with inset blinds, UPVC sealed double glazed window.





## KITCHEN/ BREAKFAST ROOM

11' 8" x 10' 0" (3.56m x 3.05m) Fitted in a range of units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, integrated dishwasher and fridge/freezer, concealed central heating boiler, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, plumbing for washing machine, tiled splash backs, UPVC sealed double glazed window.radiator.

## FIRST FLOOR LANDING

Radiator, UPVC sealed double glazed window, access to loft space

## BEDROOM 1

11' 6" x 10' 7" (3.51m x 3.23m) Dual aspect UPVC sealed double glazed windows, radiator.

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, large tiled splash backs

## BEDROOM 2

11' 5" x 8' 3" (3.48m x 2.51m) Radiator, UPVC sealed double glazed window.

## BEDROOM 3

Radiator, UPVC sealed double glazed window.

## FAMILY BATHROOM

7' 6" x 6' 6" (2.29m x 1.98m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, large tiled splash backs, UPVC sealed double glazed window..

## OUTSIDE

The property stands on an enclosed corner plot comprising patio and lawn garden to rear with private door to garage and gated access to side. Tarmac driveway to side providing ample parking leading to garage(20'1 x 10'4) with power and light.

## SERVICES

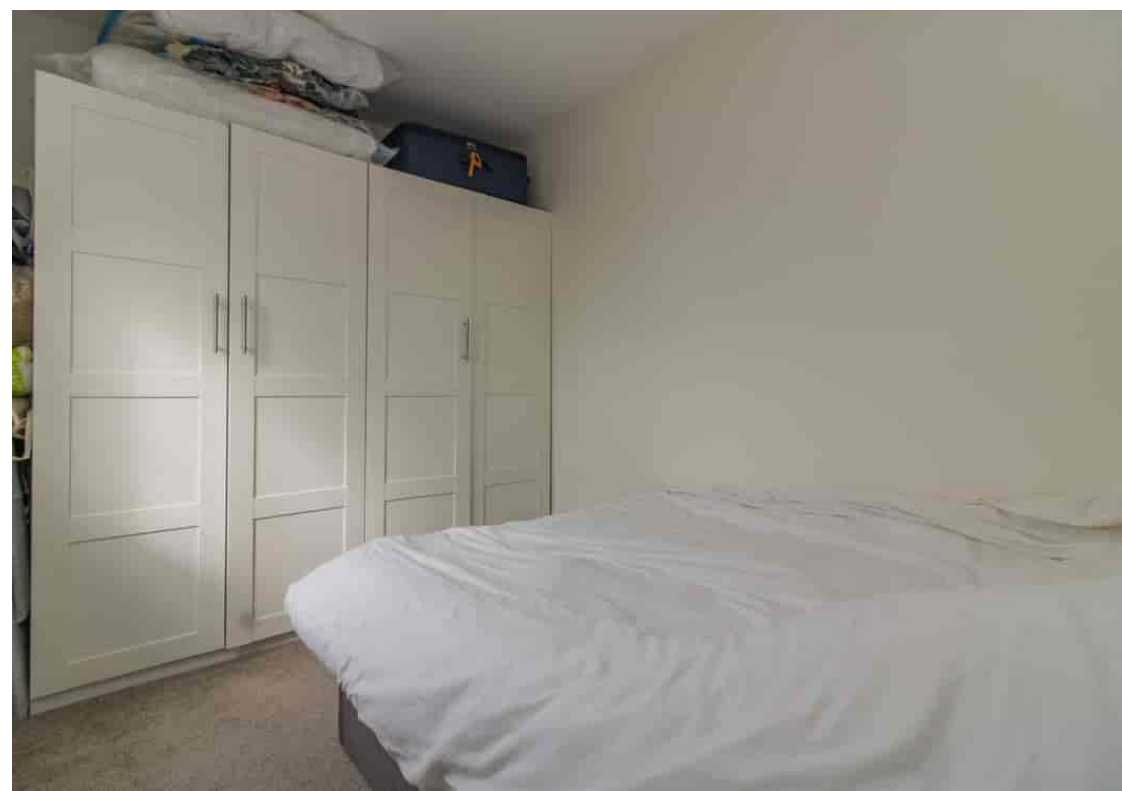
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double glazed.

## 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, 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.

### **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.

### **TENURE**

Freehold

### **COUNCIL TAX BAND**

Charnwood D

### **EPC RATING**

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### **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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

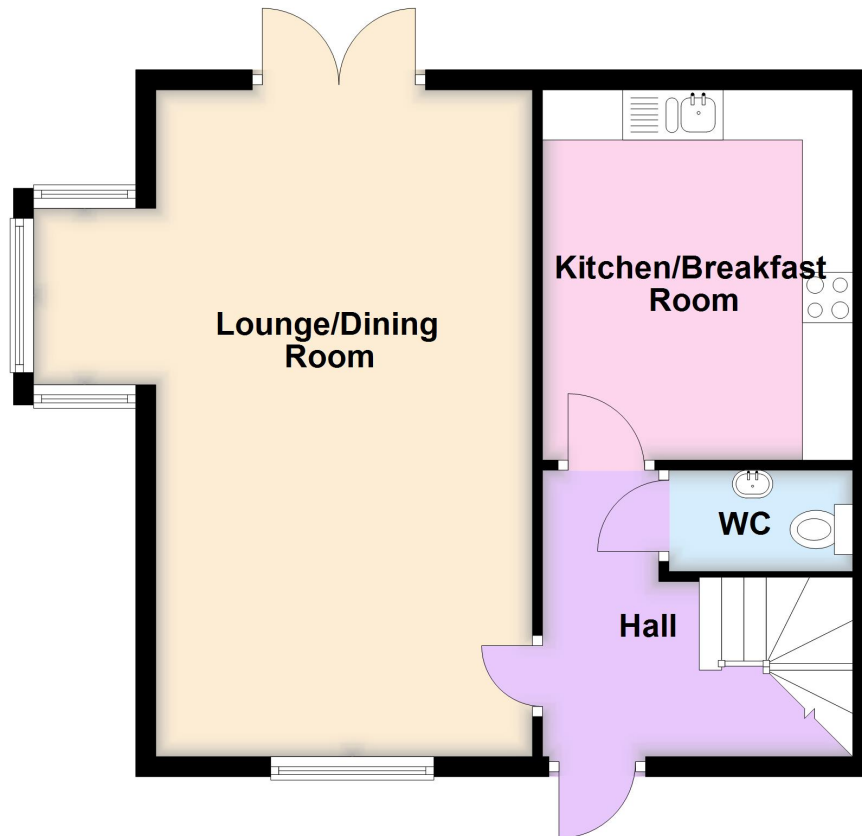






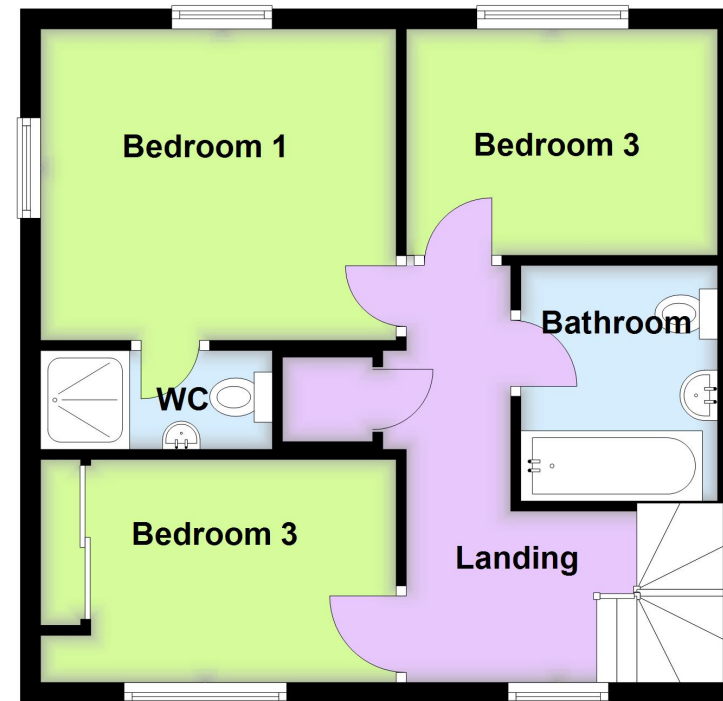
## Ground Floor

Approx. 48.2 sq. metres (519.1 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 92.1 sq. metres (991.6 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

