



23 Keswick Close

Birstall, Leicester, LE4 4FS

£275,000





**WELL PRESENTED BUNGALOW, NO CHAIN!!!!**

Aston & Co are delighted to offer to the market this well-presented, semi-detached bungalow set in the popular village of Birstall. The accommodation briefly consists of, entrance hall, kitchen, lounge diner, two double bedrooms, conservatory and a shower room. The property also benefits from upvc double glazing, gas central heating, front and rear gardens and off-road parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Semi Detached Bungalow
- Popular Village Location
- Kitchen, Lounge-Diner & Conservatory
- Two Double Bedrooms
- Upvc Double Glazing & Gas Central Heating
- Off Road Parking
- Front & Rear Gardens
- EPC Rating TBC, Freehold, Council Tax Band B





Location

Birstall is a large village in the Charnwood district of Leicestershire convenient for Leicester, Nottingham, Loughborough and Melton with road and rail links making Birstall the ideal commuter base. Within Birstall is its many local amenities, The River Soar and Watermead Country Park with its woodland walks, cycle tracks, picnic areas and lakes is a haven for wetland wildlife and popular with families, walkers and cyclists.

The Property

The property is entered via a double glazed composite door leading into.

Porch

2'0" x 2'11" (0.62 x 0.91)  
With glazed door leading into.

Entrance Hall

12'0" x 2'11" (3.66 x 0.91 )  
With laminate wood flooring, boiler cupboard, loft hatch and provides access to the following.

Kitchen

9'7" x 10'4" (2.93 x 3.17 )  
Fitted with a range of floor and wall mounted units with roll top work surfaces, the kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing machine, coved ceiling, tiled flooring and recessed spotlighting.

Lounge Diner

17'7" x 15'1" (5.38 x 4.61)  
(maximum measurements) With dual windows to the front aspect, coved ceiling, laminate wood flooring, fire and feature surround.

Conservatory

7'4" x 9'10" (2.25 x 3.00 )  
Upvc double glazed conservatory accessed via bedroom two and the rear garden, upvc double glazed conservatory.

Bedroom One

12'3" x 9'10" (3.74 x 3.02 )  
With window to the rear and fitted wardrobes.

Bedroom Two

8'7" x 8'9" (2.62 x 2.68)  
With french doors leading into the conservatory and fitted wardrobes.

Shower Room

8'5" x 4'9" (2.58 x 1.45 )  
Fitted with a three piece suite comprising, low level wc, pedestal basin and walk-in shower.

Outside

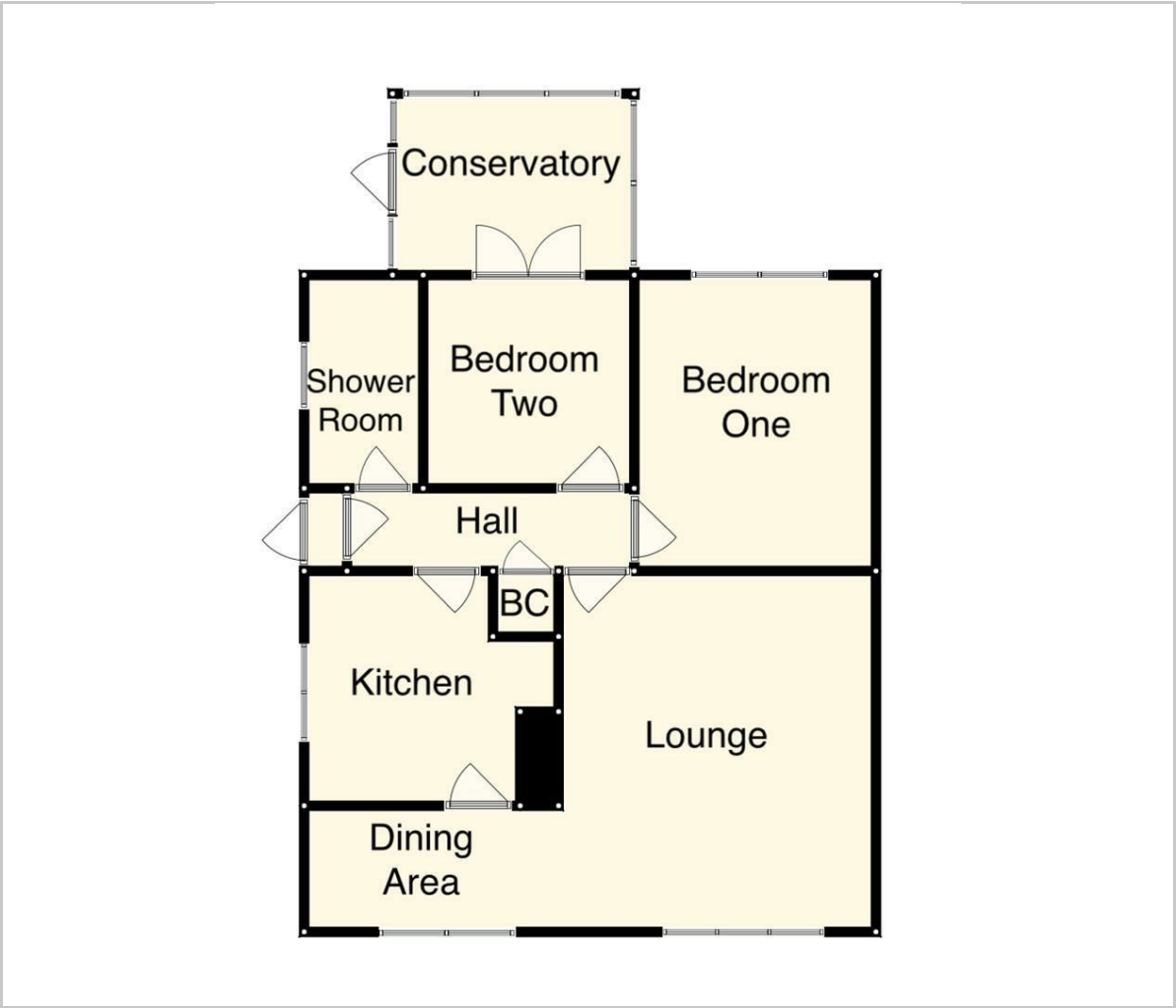
To the front is gravelled garden, tarmac driveway, walled and fenced boundaries and gated access to the side and rear.  
To the side and rear is manageable, low maintenance garden and store.

Services

The property benefits from mains, gas, water, electric and drainage.  
Internet- standard & ultrafast see ofcom checker for more details.  
Mobile- see ofcom checker for more information.



Floor Plan



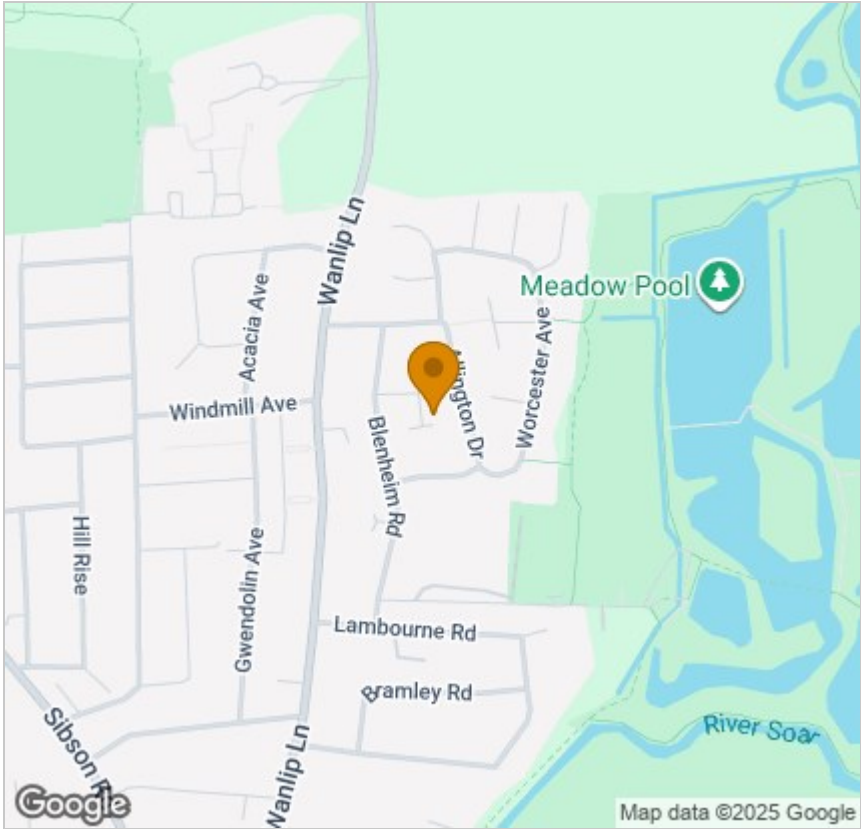
Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

