



8 East Road

, Birstall, LE4 4AJ

O.I.R.O £260,000





Set in the ever popular village of Birstall this immaculately presented, spacious semi-detached home is a must view for potential buyers. The accommodation briefly consists of, entrance hall, lounge, kitchen-diner, conservatory and a bathroom to the ground floor. To the first floor is a spacious master bedroom with en-suite WC and a further bedroom. The property also benefits from a loft room, gas central heating, upvc double-glazing, off-road parking and a south facing rear garden with workshop. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Semi Detached Home
- Generous Plot Within Popular Village
- Spacious Lounge, Kitchen-diner & Conservatory
- Two Bedrooms & Loft Room
- Master Bedroom with En-suite WC
- South Facing Rear Garden
- Off Road Parking
- EPC Rating E, Council Tax Band B, Freehold





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 is popular with families, walkers and cyclists.

The Property

The property is entered via a upvc door leading into.

Entrance Hall

With stairs to the first floor and provides access to the following.

Lounge

13'5" x 12'11" (4.09 x 3.96 )

With bay window to the front, picture rail and feature fire place.

Kitchen-Diner

12'4" x 11'1" (3.78 x 3.38)

Fitted with a range of floor and wall mounted units with tiled splash backs and butchers block work tops. The kitchen also benefits from a fitted oven, hob and extractor, integrated microwave, sink and drainer unit and plumbing for a washing machine and dishwasher.

Conservatory

12'2" x 10'2" (3.71 x 3.12 )

Suitable for all year use, with laminate wood flooring, wall lighting, power, electric radiator and French doors leading onto the rear garden.

Bathroom

4'10" x 11'4" (1.49 x 3.46)

Fitted with a four piece suite comprising, low level WC, vanity unit with basin, bath and shower cubicle.

The First Floor Landing

With staircase to the loft room and provides access to the following.

Bedroom One

11'10" x 12'10" (3.62 x 3.93)

With window to the rear, cast iron fire place, picture rail and door leading to the en-suite.

En-suite

Fitted with a two piece suite comprising, low level wc and vanity unit with basin.

Bedroom Two

With window to the front, cast iron fire place and picture rail.

Loft Room

14'7" x 12'2" (4.47 x 3.73)

With window to the side, power, light and radiator.

Outside

To the front is drop curb leading to a gravelled drive way proving car standing, fenced boundaries and gated access to the rear.

To the rear is good size garden with patio and decked areas, fenced boundaries, shed/workshop, brick store housing the boiler with the remainder being laid to lawn.

Shed/workshop

16'1" x 8'3" (4.92 x 2.53)

With power and light.

Services

The property benefits from mains-gas-water-electric and drainage.

Internet-standard & superfast see ofcom checker for more details.

Mobile see ofcom checker for more details.



Floor Plan



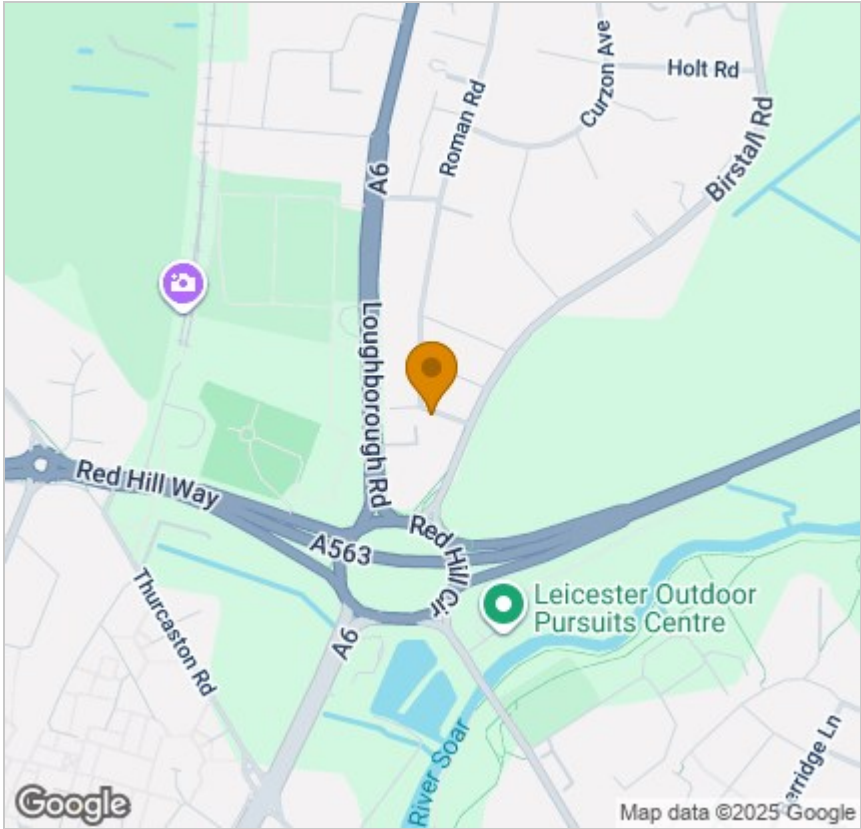
Viewing

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

