

A photograph of a two-story brick house. The house has a red door with a small arched window, a black garage door to the left, and several bay windows with white frames. The house is made of red brick and has a chimney. A satellite dish is mounted on the wall. The house is set on a brick-paved driveway. The sky is blue with some clouds.

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23 Spinney Rise, Birstall, Leicestershire, LE4 3DY

£245,000

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Sought After Location
- Utility Room
- uPVC D.Glazing / G.C Heating
- Council Tax Band*: C
- Well Maintained Through Out
- Generously Proportioned Garden
- Refitted Wet / Shower Room
- Price: £245,000

Overview

This well maintained traditionally styled bay fronted family home occupies a pleasant position on this ever sought after road. The property has neutral decor through out, uPVC double glazing and gas central heating and has accommodation in brief comprising: storm porch, reception hall, living room, dining room, fitted kitchen, utility room and on the first floor the landing gives way to three bedrooms and a refitted wet / shower room. Outside the rear garden is a particular feature of sale being generously proportioned and well maintained. There are two brick built stores, one of which houses a low flush WC. The front of the property offers block paved driveway providing off road car standing and which in turn accesses the garage.

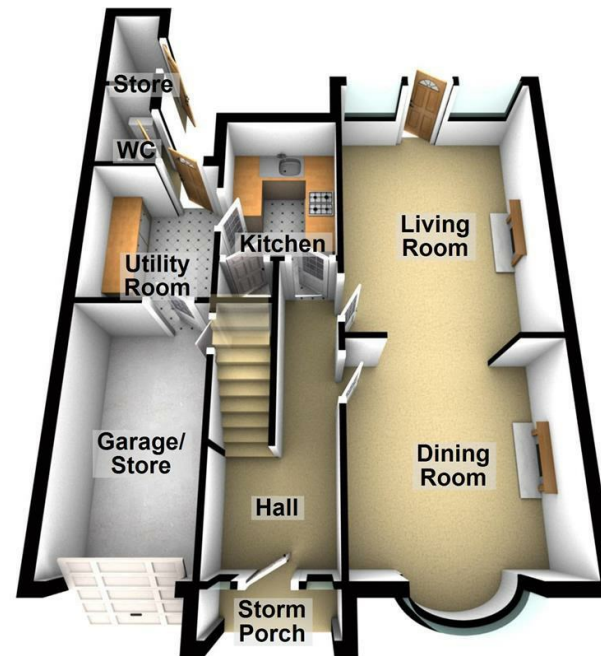
Location**

Birstall is the last major settlement before Leicester when arriving from the north (A6) and forms part of the Leicester Urban Area offering excellent transport links. The village contains two supermarkets, a garden centre and a variety of other facilities. There are a number of schools, including Highcliffe and Riverside Primary, Stonehill High School and Longslade Community College. The Grand Union Canal runs through the bottom end of the village, separating it from Watermead Country Park, a series of lakes in the bottom of the Soar Valley, which have been set aside as a recreational area and country park. Nearest Airport: East Midlands (16.9 miles). Nearest Train Station: Leicester (4.2 miles). Nearest Town/City: Leicester (3.2 miles). Nearest Motorway: M1 (21a)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

Arched canopy storm porch and entrance door with adjacent leaded light and opaque glass windows through to the reception hall.

RECEPTION HALL

The reception hall has solid wood flooring, radiator, balustrade staircase accessing the first floor and panel doors accessing the living room, dining room and fitted kitchen (with utility room off).

LIVING ROOM

15'1" x 11'2" (4.60m x 3.40m)

(To the side of chimney breast)

Feature fireplace with tiled hearth, inset open fire and grate with brick surround. Continued solid wood flooring from the hallway, radiator, picture railing, uPVC double glazed door and picture windows overlooking and accessing the rear garden. From the living room there is open access to the dining room.

DINING ROOM

11'2" x 11' (3.40m x 3.35m)

(To the side of chimney breast and not including bay window)

uPVC double glazed leaded light bay window to the front elevation, radiator, continued wood flooring and picture rail.

FITTED KITCHEN

8'2" x 6'1" (2.49m x 1.85m)

Fitted with a single drainer stainless steel sink unit with chrome swan neck style mixer tap over and cupboards under, fitted beech effect units to the wall and base with roll edge work surface and complimentary tiled surround, stainless steel gas hob with oven under and extractor fan over, uPVC double glazed window overlooking the rear garden, tiled flooring, door accessing a pantry store with shelving and window to the side elevation. The pantry also houses the meters. From the kitchen is a door accessing the utility room.

UTILITY ROOM

7'9" x 6'2" (2.36m x 1.88m)

The utility room has a skylight lantern style window, tiled flooring, roll edge work surface with plumbing for washing machine and dishwasher under. Housing for a tall standing fridge freezer and fitted wall mounted units. uPVC double glazed door to the rear elevation accessing the garden and a personal access door through to the garage.

GARAGE

12'9" x 6'7" (3.89m x 2.01m)

The garage has an up and over door, electric light and power and a door accessing an under stairs storage cupboard.

ON THE FIRST FLOOR

The landing gives way to three bedrooms and a refitted wet / shower room, uPVC double glazed opaque glass window to the side elevation and a balustrade handrail.

BEDROOM ONE

13'8" x 10'10" (4.17m x 3.30m)

(Into bay window and to the side of chimney breast)

uPVC double glazed leaded light walk in bay window to the front elevation, two radiators and picture rail.

BEDROOM TWO

12'7" x 8'11" (3.84m x 2.72m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the rear elevation overlooking the garden, radiator, picture railing, mirror fronted wardrobe / cupboards and radiator.

BEDROOM THREE

8' x 6'7" (2.44m x 2.01m)

uPVC double glazed leaded light window to the front elevation. Radiator.

REFITTED WET / SHOWER ROOM

The refitted wet / shower room has been refitted with a white low flush WC, vanity unit surmounted by a wash hand basin with chrome mixer tap over and cupboards under. Shower area with electric Mira shower, rail and riser and tiled splash surround. uPVC double glazed opaque glass window to the rear elevation and radiator. Further uPVC double glazed opaque glass window to the side elevation.

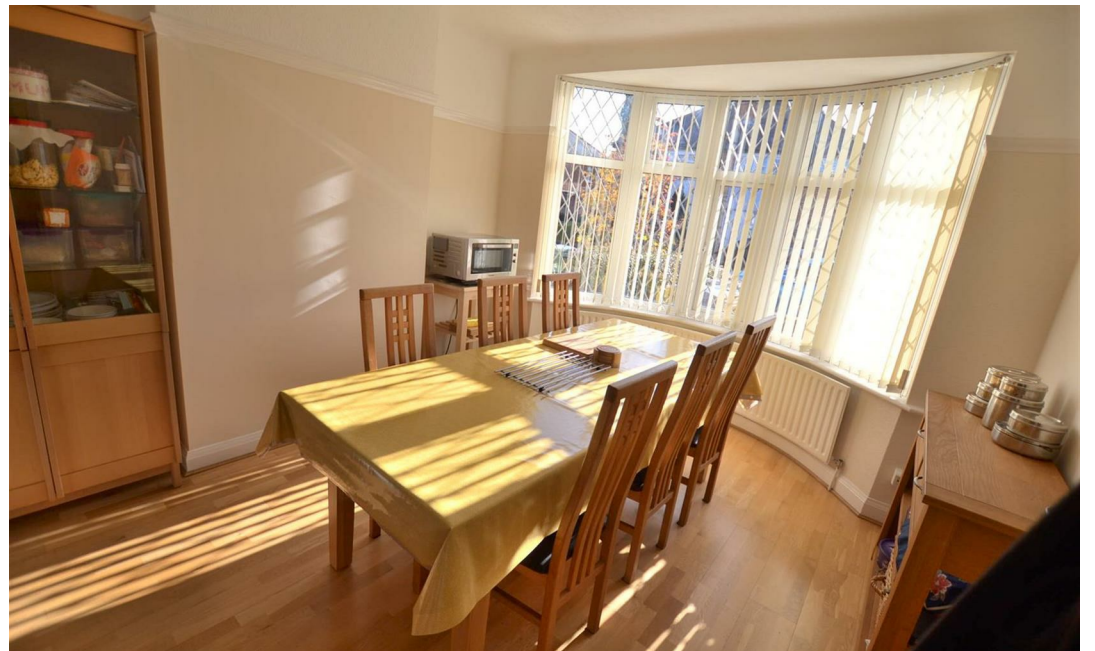
OUTSIDE

There is a low retaining brick wall and entrance to the block paved driveway providing off road car standing. Access to the garage.

To the rear of the property is a slabbed patio area with low retaining hedge and access to the main garden which is laid to lawn. The garden is a particular feature of sale being generously proportioned, slabbed pathway leading to the rear of the property via planting borders, variety of plants and shrubs, timber screen fencing and a timber built shed to the rear of the plot. There are two brick built stores, one of which houses a low flush WC.



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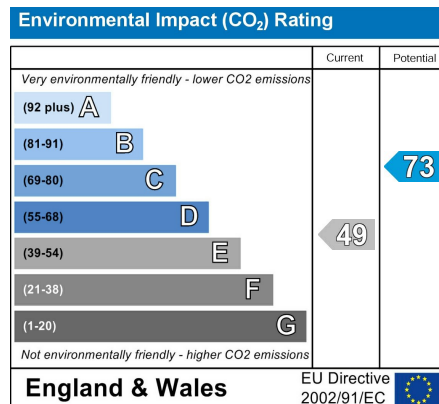
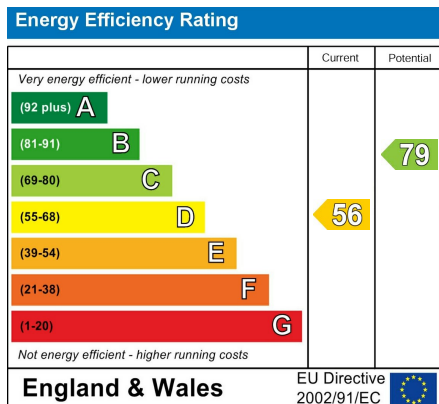
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All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

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Tenure

We are advised by the vendor(s) that the premises are Freehold

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Sinclair

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk