



Lambourne Road, Birstall

Leicester, Leicestershire, LE4 4FU

£245,000



Boasting an upgraded Worcester Bosch central heating boiler fitted in 2017, fall in love with this three bedroom semi detached home situated within walking distance to Watermead Country Park, variety of amenities and local schooling, making this an ideal family home. The double glazed and gas centrally heated accommodation includes an entrance porch and hall, lounge open with the dining room and a re-fitted modern kitchen. Upstairs you will find three bedrooms, shower room and separate wc. The plot allows for off street parking to the front leading to a carport and garage with a particularly private garden at the rear not overlooked from beyond. Offering the potential for extensions to the side and rear (subject to necessary planning), an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Porch

Presented with tiled flooring, the entrance porch offers a glazed door leading to the:

Entrance Hall

Offering a useful storage cupboard under the stairs with the potential to convert into a ground floor wc (neighbouring properties have accomplished this), the entrance hall features a staircase rising to the first floor, upgraded panel central heating radiator, carpet flooring, cupboard housing the meters and a window to the side elevation. Doors give access to the kitchen and dining room.

Dining Room

13'6" x 10'9" (4.11m x 3.28m)

Perfect for formal dining occasions, there is a contemporary panel radiator, carpet flooring and sliding patio doors leading to the garden. Open access leads through to the:

Lounge

11'9" x 11'3" (3.58m x 3.43m)

Positioned around a feature gas fireplace, the front reception space offers a walk in bay window to the front elevation allowing ample natural light. With a panel radiator, carpet flooring and TV point.

Re-fitted Kitchen

9'4" x 7'7" (2.84m x 2.31m)

A particular selling feature of the accommodation is the modern kitchen is fitted with a range of wall mounted and base units with soft closing drawers, complementary work surfaces over and Splashbacks. Features include a built in 'AEG' oven, built in 'AEG' combination microwave, 'AEG' hob with fitted extraction hood above, inset sink with mixer tap and countertop drainer and an integrated 'Bosch' fridge and freezer. With spotlighting, wall mounted radiator, dual aspect glazing and a side access door to the carport.

First Floor Landing

Giving access to the bedrooms, bathroom and separate wc. With a hatch to the loft space, carpet flooring and side elevation window.

Bedroom One

13'6" x 10'9" (4.11m x 3.28m)

A double room offering a window overlooking the rear garden, with carpet flooring, panel radiator, built in drawers and a built in cupboard housing the upgraded Worcester Bosch central heating boiler fitted in 2017.

Bedroom Two

14'10" max x 9'2" (4.52m max x 2.79m)

A second double room enjoying the use of built in wardrobes with sliding doors. With a panel radiator, window to the front elevation and carpet flooring.

Bedroom Three

8'9" x 7'3" (2.67m x 2.21m)

A practical third bedroom offering a window to the front, carpet flooring and a panel radiator.

Shower Room

5'5" x 5'9" (1.65m x 1.75m)

Fitted with a two piece suite comprising a corner shower cubicle and wash hand basin, with complementary tiled surrounds. There is also an obscure rear elevation window and a central heating radiator.

Separate WC

With a window to the side elevation and wc.

Outside

Set within a sought after location being within walking distance to Watermead Country Park, the plot offers a paved and gravelled driveway to the front providing off road parking with planted areas and access to the carport. Another focal point of the accommodation is the rear garden offering a particularly private feel not overlooked from beyond, with a patio area adjacent to the accommodation ideal for outdoor entertaining. There is also a variety of plants and shrubbery, shaped lawn, greenhouse, outside tap and a side door to the garage.

Carport

35'6" x 9'8" (10.82m x 2.95m)

With an electric door to the front, side access door to the garden and access to the garage.

Garage

With light, power, door to the front and a door to the side.

To Find The Property

Enter Birstall via the A6. At the third set of traffic lights, continue straight. Take the left turning onto Sibson Road and continue through. At the roundabout, take the first exit onto Wanlip Lane and continue along. Turn right onto Lambourne Road where the property can be found.

Services, Tenure And Council Tax

All mains services are available and connected to the property which is gas centrally heated. Charnwood Borough Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Agents Note

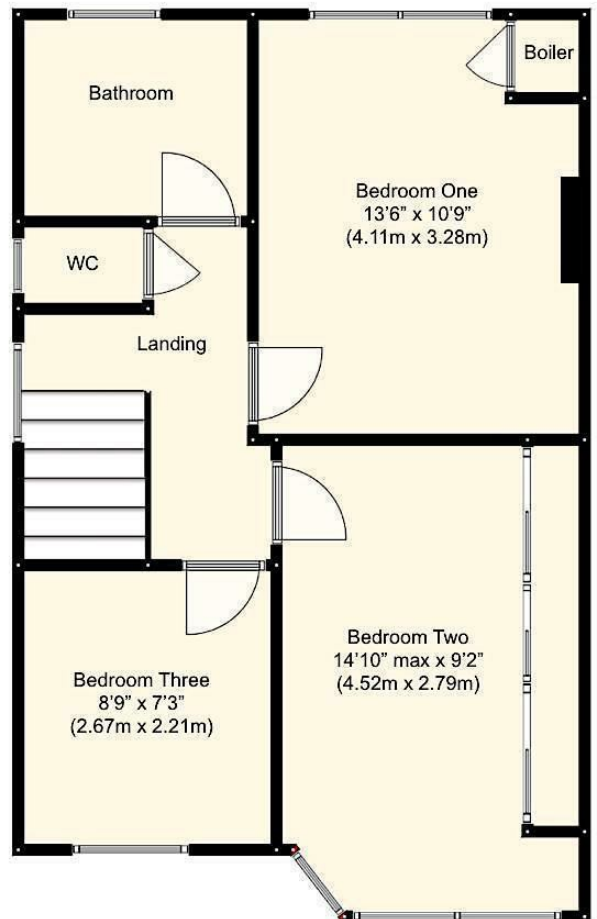
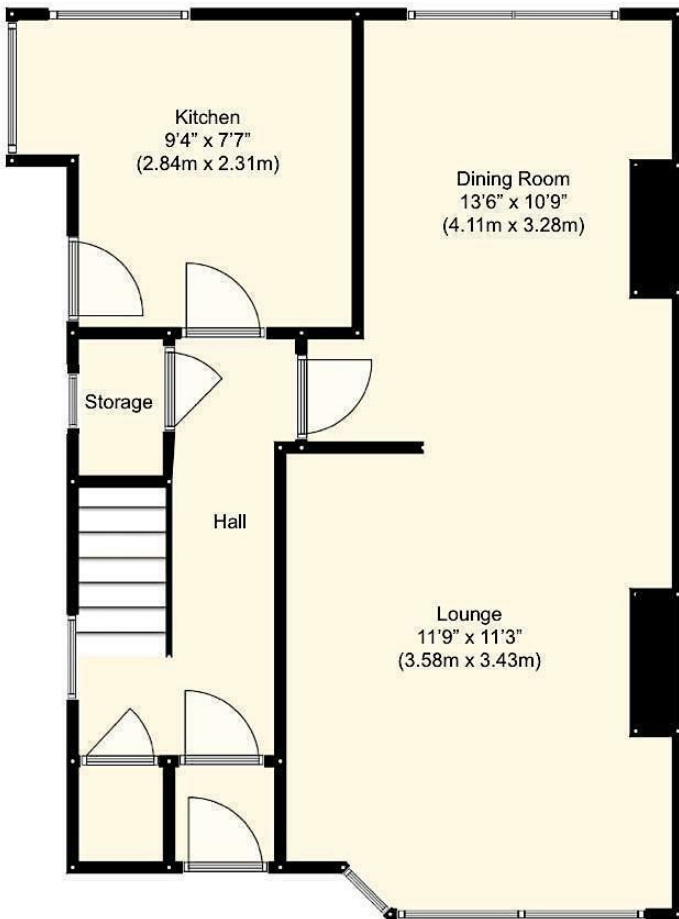
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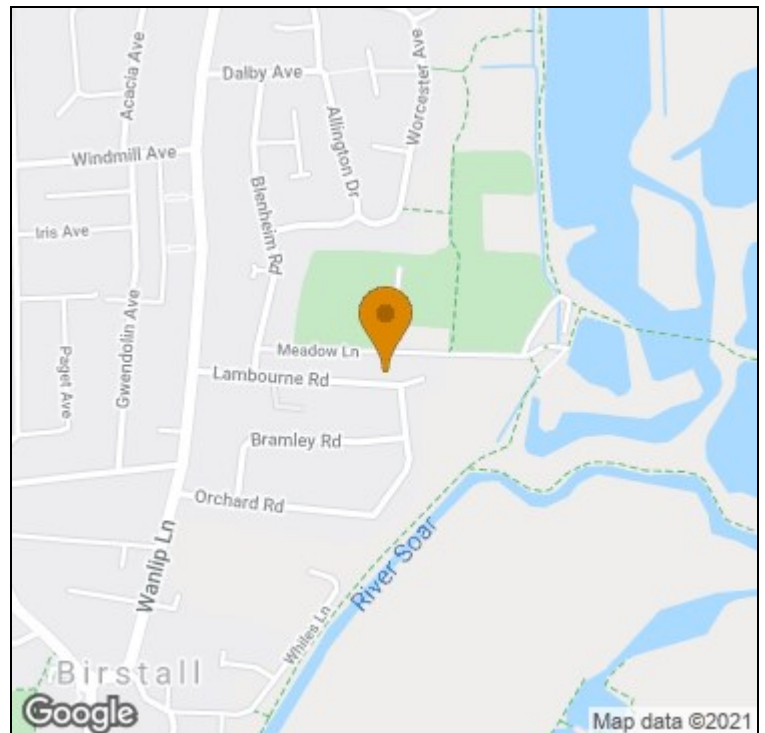
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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