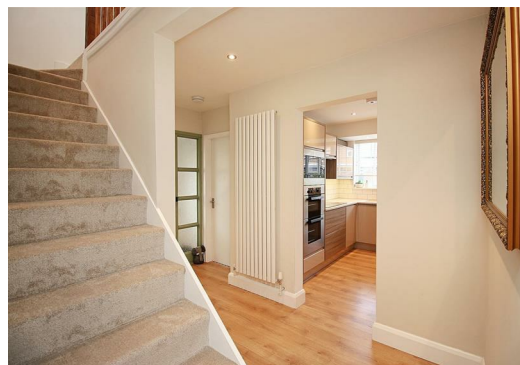




Sibson Road, Birstall

Leicester, Leicestershire, LE4 4NA

Asking Price £399,950



Totally transformed and completely renovated, from a dated bungalow to a fabulous contemporary abode, this refurbished semi detached home would make an ideal for growing families or those looking for majority single storey living and must be viewed in person to be truly appreciated. Boasting a replaced roof, re-wire, re-plaster and an upgraded gas central heating system, the accommodation in more details comprises of an entrance porch and hall, re-fitted kitchen, larger than normal reception room, garden room, two double bedrooms to the ground floor and shower room, with the main bedroom on the first floor with the plumbing in place for a potential en-suite. The plot enjoys off road parking to the front for multiple vehicles with access to a garage and mainly laid to lawn rear garden. The property is in 'ready to move into' condition and therefore an early viewing is strongly recommended to avoid disappointment.

Accommodation

A door to the side opens outwards to provide access into the:

Entrance Porch

With a door leading to the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers a contemporary column radiator, staircase rising to the first floor, spotlighting and a useful storage area under the stairs currently being used to house the washing machine.

Kitchen

9'7" x 7'11" (2.94m x 2.42m)

Re-fitted with a modern range of wall mounted and base units with complementary work surfaces over, brick effect tiled splashbacks, unit lighting and electric cupboard doors. Features include a built in 'Zanussi' double oven, hob with extractor hood above, 'Zanussi' microwave, inset sink and drainer with mixer tap and space for fridge freezer. With continuation of the wood effect flooring from that of the entrance hall, with a front elevation window and spotlighting.

L-Shaped Lounge Diner

28'4" max x 14'2" (8.65m max x 4.34m)

Affording space for both comfortable sitting and formal dining, the larger than normal reception room is positioned around a feature log burner. With a bay window to the front elevation, wood effect flooring, central heating radiator and neutral decor.

Garden Room

13'11" x 10'3" (4.25m x 3.13m)

With wood effect flooring and access to the garden.

Bedroom Two

13'2" x 13'3" (4.02m x 4.04m)

A larger than normal double room offering a window to the rear elevation, with wood effect flooring and a central heating radiator.

Bedroom Three

10'0" x 10'5" (3.07m x 3.18m)

Another double bedroom offering a window to the side elevation, central heating radiator and wood effect flooring.

Shower Room

8'6" x 5'4" (2.60m x 1.63m)

Fitted with a contemporary three piece suite comprising a shower, wash hand basin and wc, with complementary tiled surrounds. With a central heating radiator and a window to the front elevation.

First Floor Landing

Giving access to the main bedroom, with spotlighting, carpet flooring and a window to the front elevation. A door leads to the:

Bedroom One

12'11" max x 13'10" (3.94m max x 4.23m)

Another double room offering dual aspect glazing, carpet flooring, USB Sockets and a wardrobe area. A door leads to the:

Potential En-suite

3'3" x 9'0" (1.01m x 2.76m)

Having the plumbing in place for this space to be converted into an en-suite. With spotlighting and a window to the rear elevation.

Outside

Occupying a town centre location within walking distance to an array of amenities, with the larger than normal plot offering parking for multiple vehicles and access to the garage. Gated access leads to the rear garden oozing a particularly private feel not overlooked from beyond with reas of lawn, variety of plants and shrubbery, fencing to boundaries and sheds. There is also an outside tap to the side.

Garage

18'1" x 8'3" (5.53m x 2.53m)

With light, power, side access door and doors to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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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purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

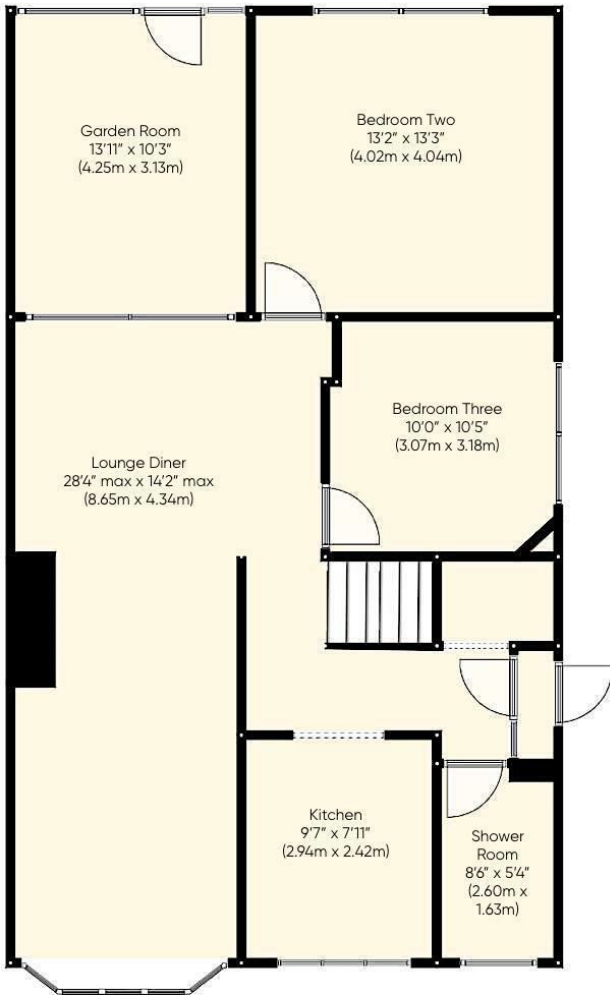
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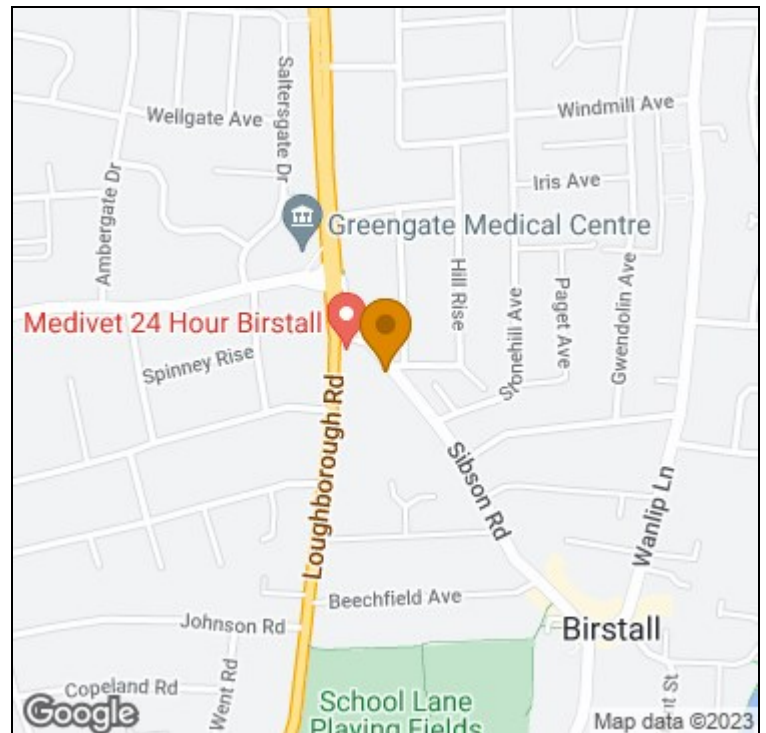
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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