



**Far Pastures Road, Birstall**  
Leicester, Leicestershire, LE4 3LF

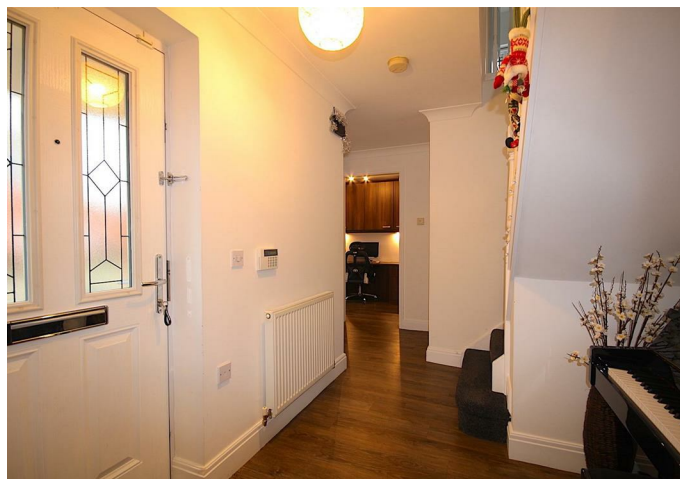
**NEWTON**FALLOWELL 

**Far Pastures Road, Birstall**  
**Leicester, Leicestershire, LE4 3LF**  
**Guide Price £385,000**

Built by Jelson Homes, fall in love with this contemporary double fronted four bedroom detached family home situated on the fringes of Birstall, offering convenient access to major road links. The internal accommodation comprises in brief; entrance hall, ground floor wc, study, lounge, open plan dining kitchen with bay and a utility room. Upstairs you will find four bedrooms (master with en-suite) and family bathroom. The plot enjoys parking for multiple cars leading to a detached double garage, with front and rear lawned gardens. Benefiting from gas central heating and double glazing, an early viewing is strongly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Accommodation

Front entrance door opens into the:

### Entrance Hall

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, alarm panel, central heating radiator and coving. Doors give access to the majority of the downstairs accommodation.

### Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin with tiled surrounds, with an obscure front elevation window and a central heating radiator.

### Study

7'10" x 6'6" (2.39m x 1.98m)

Presented with wood effect flooring, the reception room enjoys a window to the front elevation. There is also a central heating radiator.

### Lounge

17'6" x 11'7" (5.33m x 3.53m)

Presented with carpet flooring and positioned around a feature fireplace with surround, the primary reception room offers dual aspect glazing. With two central heating radiators, coving and a door leading through to the:

### Open Plan Dining Kitchen

16'2" max x 20'5" max (4.93m max x 6.22m max)

The heart of the home, the open plan dining kitchen is fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include a built in 'AEG' oven with five ring gas hob over and extractor hood above, inset 1.5 sink and drainer unit with mixer tap, integrated dishwasher and fridge freezer. Affording plenty of space for a dining table and chairs, there is dual aspect glazing, two central heating radiators and a bay window to the rear elevation enjoying views of the garden with french doors to the garden. A door leads to the:

### Utility Room

5'4" x 6'6" (1.63m x 1.98m)

Providing practical space for further appliances and storage, the utility room offers continuation of the flooring from that of the dining kitchen, matching units and worktops to that of the kitchen and plumbing for a washing machine and tumble dryer. There is a wall mounted gas boiler, inset sink and drainer with mixer tap and a side access door to the driveway.

### First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the front elevation, hatch to the loft space, built in cupboard and carpet flooring.

### Master Bedroom

10'1" x 12'7" not into robes (3.07m x 3.84m not into robes)

A double room enjoying the use of a built in wardrobe, with a window to the rear elevation, carpet flooring and a central heating radiator.

### En-suite

7'0" x 5'8" (2.13m x 1.73m)

Fitted with a modern three piece suite comprising a walk in shower, wash hand basin and wc, with complementary contemporary tiled splashbacks. There is also a heated towel rail, spotlighting and an obscure rear elevation window.

### Bedroom Two

9'8" max x 12'0" (2.95m max x 3.66m)

With built in wardrobes, window to the front elevation, carpet flooring and a central heating radiator.

### Bedroom Three

9'4" x 12'8" max (2.84m x 3.86m max)

Offering views of the garden through a double glazed window, built in wardrobes, central heating radiator and carpet flooring.



### Bedroom Four

7'9" x 9'7" max (2.36m x 2.92m max)

With a built in wardrobe, window to the front elevation, carpet flooring and a central heating radiator.

### Family Bathroom

7'3" x 5'9" (2.21m x 1.75m)

Presented with carpet flooring, the bathroom is fitted with a modern three piece suite comprising a bath with shower attachment and screen, wash hand basin and wc, all with tiled splashbacks. There is also a window to the side elevation and shaver point.

### Outside

The plot offers a driveway providing off road parking for multiple vehicles leading to a detached double garage with up and over doors, light and power. There is also an area of lawn set behind perimeter hedging and a pathway leading to the front door. Gated access then leads to the rear of the property where a mainly laid to lawn garden can be found with fencing to boundaries and a patio area adjacent to the accommodation perfect for outdoor entertaining. There is also a side door to the garage.

### Tenure

Freehold with vacant possession upon completion.

### Council Information

Charnwood Borough Council, Council Offices, Southfield Road, Loughborough, LE11 2TX (Tel: )- Tax Band B. 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.

### Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





### Agents Note

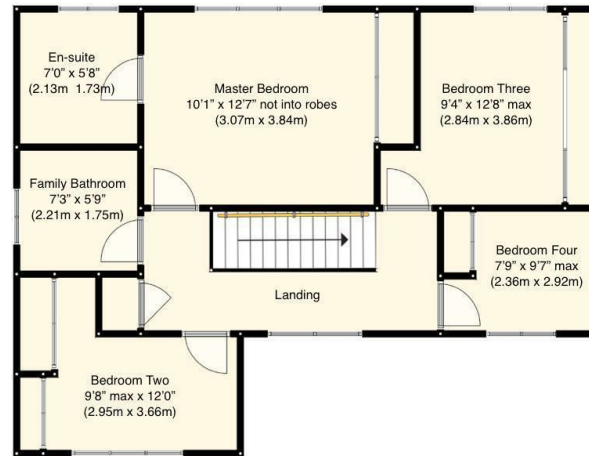
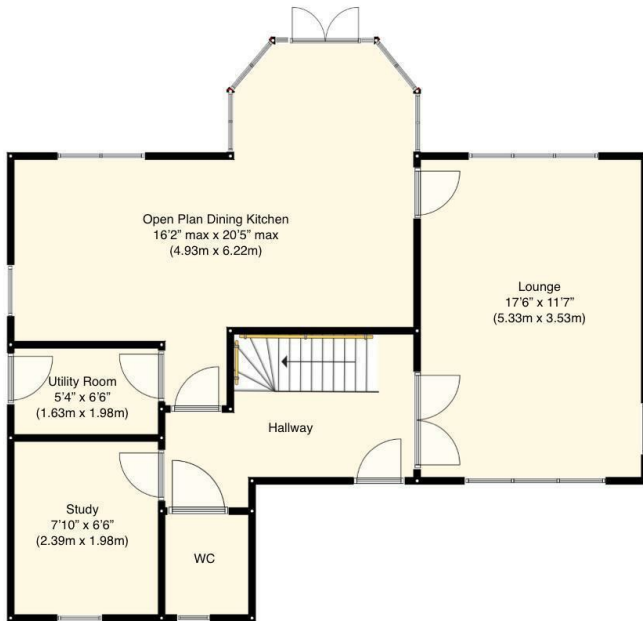
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