



**Sandpit Drive, Birstall, Leicester, LE4 3NP**

**ANDREW  
GRANGER & CO**

Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Situated in the popular Leicester suburb of Birstall sits this impressive and well appointment family home. This three bedroom detached property offers a host of wonderful features and is perfectly set up for modern family life.

Entering into a light and welcoming hallway, the property opens into a vast, bay fronted lounge with plenty of space for the entire family. At the back, you will find a spacious and contemporary kitchen/diner with a number of wall and base mounted units, plenty of worktop space and space for a range of appliances including fridge/freezer and washing machine. With French doors opening out onto the much larger than average rear garden, Sandpit Drive is perfect for both families with young children or those that like to entertain. Rounding out the downstairs portion of this fantastic home is an ever useful WC cloakroom and a number of handy storage cupboards. Upstairs, the master bedroom comes with the added convenience of in-built floor to ceiling wardrobes, providing excellent storage, alongside its own private ensuite shower room. Additionally, there are a further two well sized bedrooms and a three piece family bathroom. Outside, the property offers the added luxury of a tandem driveway, providing off road parking for two cars alongside a single garage for additional storage.

Much like the house itself, the area is perfectly catered for modern family life with the well established Hallam Fields primary school just a short walk away, alongside and number of local amenities such as parks, shops and cafes all within walking distance. Thanks to its handy location, the property also provides fantastic transport links to both Leicester City centre and motorways.





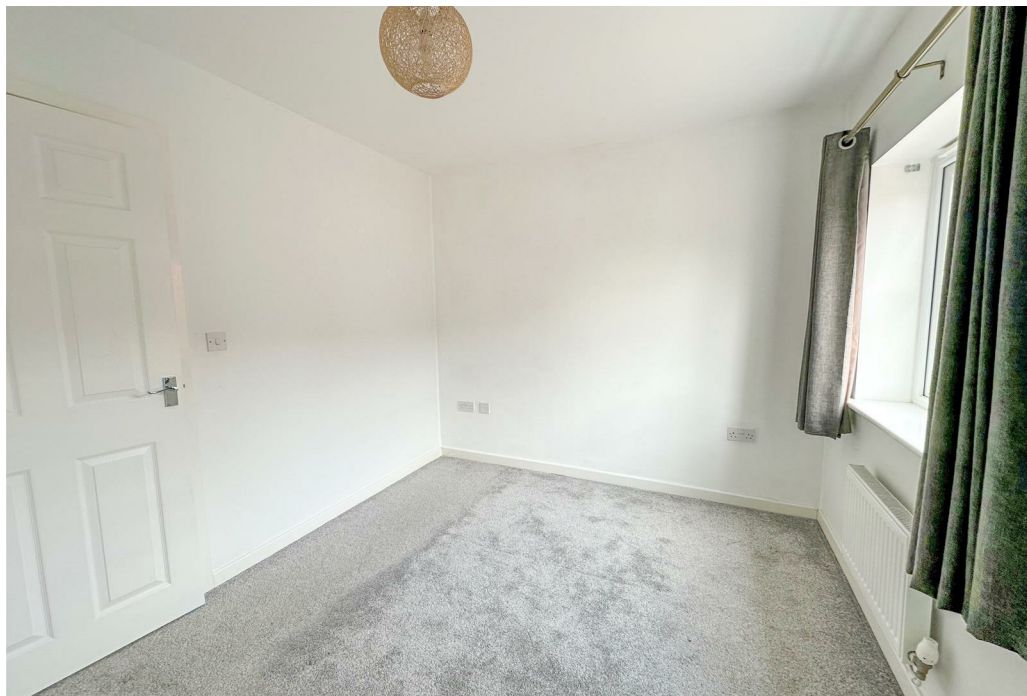


## Key Features

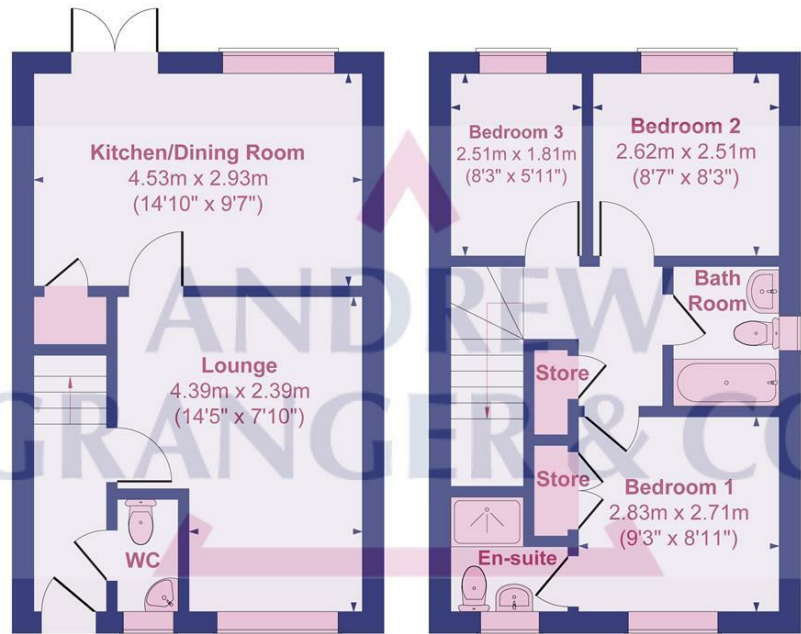
- No upward sales chain
- Much larger than average rear garden
- 2 car driveway with additional garage
- Excellent condition throughout
- Great location close to a wealth of local amenities
- Large reception rooms, multiple toilets and well sized bedrooms

**Offers Over  
£270,000**





**Approximate Gross Internal Area  
67.2 sq. m. (724 sq. ft.)**



**Ground Floor**

Floor area 33.6 sq.m. (362 sq.ft.) approx

**First Floor**

Floor area 33.6 sq.m. (362 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority  
Charnwood

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Oadby (Sales) office on 0162 429922

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS