

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**WANLIP LANE, BIRSTALL, LEICESTER, LE4 4GJ**

Offers In The Region Of  
**£285,000**

 **SETHS**

 3  1  1  D

# 3 Bedroom House - Semi-Detached located in Leicester

Immaculate 3 Bedroom Semi-Detached Home with Expansive Garden in Birstall. NO CHAIN.

Nestled in the sought-after locale of Wanlip Lane, Birstall, this immaculate 3-bedroom semi-detached home presents an exceptional opportunity for comfortable family living.

Upon entry, a welcoming porch leads to an inviting entrance hall, providing access to the first floor, the well-appointed kitchen, and the spacious sitting room, which seamlessly flows into a bay-fronted lounge bathed in natural light.

Upstairs, discover three generously sized bedrooms alongside a family bathroom. Notable features include full double glazing, gas central heating, and brand new carpeting throughout.

Outside, the property boasts a driveway with space for two vehicles, leading to a convenient carport. From here, step into the expansive garden meticulously maintained to perfection. A slabbed path provides easy access to all areas of the garden, while a lush grass lawned area complemented by a gravel section offers the perfect setting for showcasing plants and greenery. Additionally, two sheds equipped with electrics provide ample storage space, while access to the garage, also equipped with lighting and electrics, further enhances convenience and functionality.

Please call Seths Today to arrange a viewing.

## PORCH

## ENTRANCE HALL

Carpeted flooring, double-glazed window facing the side aspect, radiator, stairs leading to the first floor, storage cupboards, provides access to the sitting room and kitchen

## KITCHEN

12'8" x 6'4"

Tiled flooring, base and eye level units, spotlighting, panelled walls, stainless sink, double glazed window facing the side aspect, uPVC door leading to the carport, plumbing available for a washing machine, space for a four ring gas burner, integrated extractor over, gas-powered combination boiler, double glazed window facing the rear aspect

## DINING ROOM

11'5" x 10'10"

Carpeted flooring, radiator, double-glazed sliding doors leading to the garden, double doors providing access to the lounge

## LOUNGE

11'8" x 11'5"

Carpeted flooring, radiator, double-glazed bay window facing the front aspect.

## CARPORT

## FIRST FLOOR

## LANDING

Carpeted flooring, providing access to all rooms on the first floor, double-glazed window facing the side aspect.

## BEDROOM 2

11'5" x 10'10"

Laminate flooring, radiator, in-built storage cupboards, double-glazed window facing the rear aspect.

## BEDROOM 3

8'5" x 6'6"

Laminate flooring, radiator, double glazed window facing the front aspect.

## OUTSIDE

To the front of the property, there is a drive large enough for two vehicles, granting access to the porch, metal up and over the door leading to the carport, The drive is secluded by wooden fencing along the perimeter. To the rear, the property features an expansive garden with a paved slabbed path providing directions in the garden with a combination of lawn and gravel surfacing. Two sheds equipped with electrics, provide access to the garage via a wooden door.

## GARAGE

## FREEHOLD

## COUNCIL TAX BAND - B

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: B (Charnwood)

Council Tax Rate: £1651.50

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

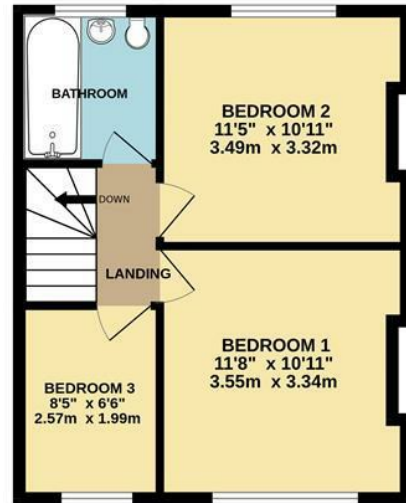
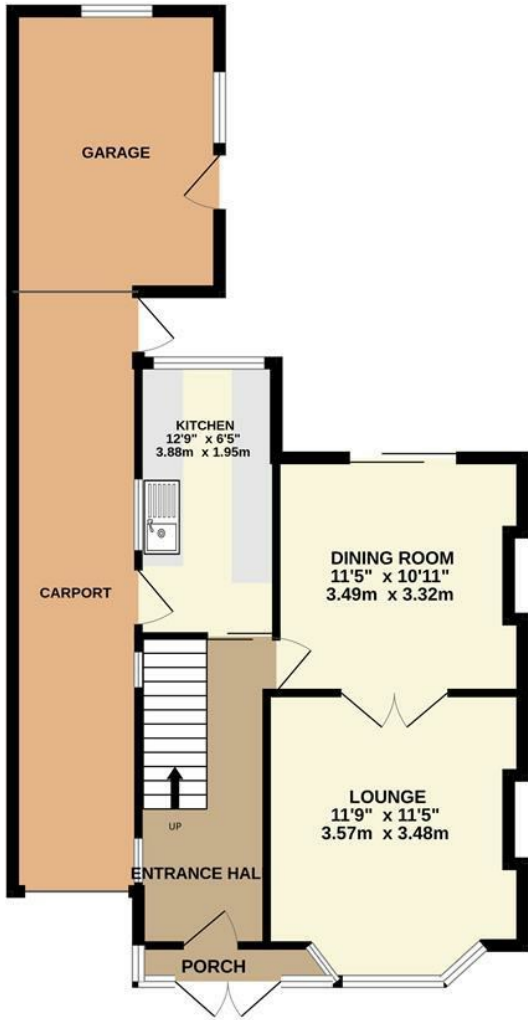
Mains Drainage: Yes

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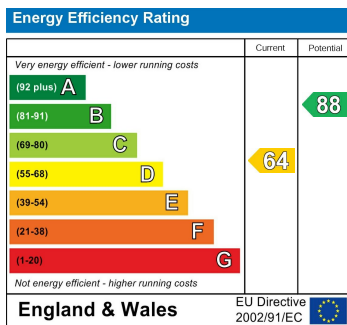


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

**B**

Energy Performance Graph



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