



Perseverance Road | | Birstall | LE4 4AU

Offers over £300,000



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**** NO CHAIN - DESIRABLE LOCATION ****

Situated between the highly desirable Roman Road and Birstall Road, near to the Watermead Country Park, this detached bungalow offers an outstanding amount of living space, both flexible and versatile. Benefitting from GCH and DG, with integral single garage, the property features a superbly presented interior with entrance porch, entrance hall, WC, lounge, dining room, conservatory, breakfast room, handmade kitchen, two bedrooms, bathroom and a lovely enclosed rear garden. The property is superbly situated within walking distance to numerous amenities.

Situated Off Desirable Roman Rd/Birstall Rd

Generous Accommodation

Two Bedrooms

Three Reception Rooms

Bespoke Handmade Kitchen

A Short Walk to Watermead Country Park

Particularly Deceptive Space

Bathroom and W/c

Conservatory to the Rear

Enclosed Garden and a Garage

Entrance Porch

With Upvc front door, glazed Oak frame door to the hallway and tiled flooring.

Entrance Hall

A spacious and grand entrance hall with tiled flooring and doors leading to the majority of rooms.

W/c

Fitted with a luxury modern two piece suite comprising low level flush w/c and wash hand basin.



"Offering a generous amount of accommodatio



Dining Room

A large dining room with ample space for dining table and chairs, with window to the front and side elevations, karndean flooring, which runs through the dining room and lounge.

Lounge

Open plan to the dining room and breakfast room, this large lounge has a feature double sided log burner and French doors to the conservatory.

Conservatory

A large conservatory with brick base and Upvc windows, apex roof and doors to the garden.

Breakfast Room

enjoying a double sided log burner with the lounge, karndean flooring and a view over the garden through sliding patio door, which in turn leads out to the lovely Mediterranean style covered tiled patio.

Kitchen

Featuring a stunning range of handmade timber kitchen units with granite worktops, belfast double bowl sink unit and built in electric oven, hob, extractor and dishwasher. There is a window to the rear and doors leading to both the breakfast room and hallway.

Bedroom 1

A good size bedroom with fitted sliding door wardrobes, window to the front and ample space for double bed.

Shower Room

Fitted with a modern luxury three piece suite comprising shower cubicle, wash hand basin and w/c.

Bedroom 2

Formed of two parts, with a bedroom area and an area useful as a study. There is a door giving way to the garage.

Outside

With a front garden and driveway giving access to the garage, the rear garden is of a manageable size and features a pond, covered Mediterranean patio, shed, lawn and shrubs.



The Area

Birstall is a popular location just outside Leicester, with a vast array of shops, supermarkets and schools. The nearby Watermead Country Park is a beautiful setting just around the corner, whilst the tremendous facilities within Leicester City centre are a short drive or bus ride away. Leicester train station provides a direct link to London St Pancras, whilst the local road network of the A563/A50, A6, M1 and M69 are all a short drive away. The Skylink bus to East Mids Airport is a short walk away.

Extra Information

To check the Internet and Mobile coverage you can use the following link:

https://checker.ofcom.org.uk/en_gb/broadband-coverage

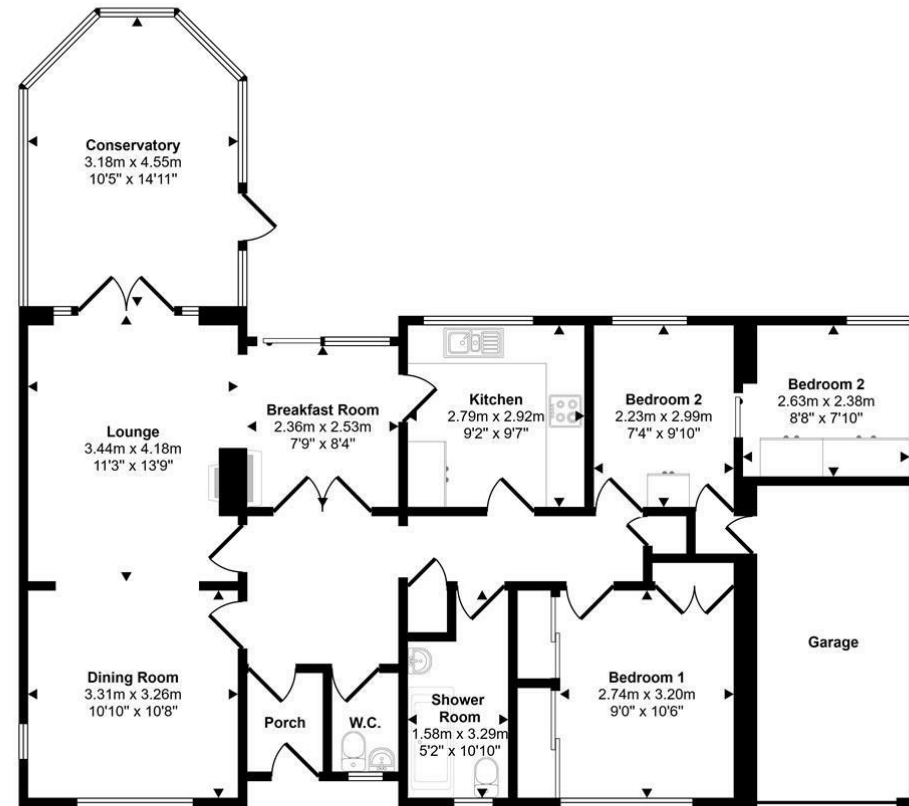
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



"Situated a short walk from the Country Park"

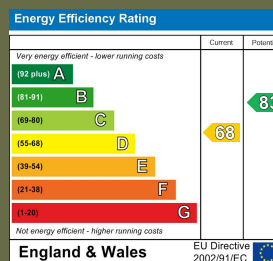


Approx Gross Internal Area
116 sq m / 1251 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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