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Bespoke Independant Local



Loughborough Road, Birstall, LE4 4BJ

Distinguished Detached Dormer Bungalow

A Rare Opportunity to Create an Exceptional Family Home

Five Bedrooms | Treble Garage | Generous Gardens | No Upward Chain

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Welcome

Some homes are simply waiting for the right owner to unlock their full potential.

Occupying a generous plot along the highly regarded Loughborough Road, this handsome detached dormer bungalow offers an increasingly rare opportunity to create a truly exceptional family home.

Rich in character and original architectural detailing, the property provides beautifully proportioned accommodation extending to five bedrooms, multiple reception rooms and a substantial treble garage. While the home would now benefit from sympathetic modernisation, it offers the perfect canvas for buyers wishing to create a residence tailored to their own tastes and lifestyle.

Surrounded by mature gardens and offered with No Upward Chain, this is a home whose next chapter is ready to be written.

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Timeless Tudor Revival

Built during the early twentieth century, the property displays many of the architectural characteristics that have made Tudor Revival homes so enduringly popular.

Decorative black-and-white timbering, elegant bay windows, steep rooflines and warm red brick elevations combine to create a home of considerable charm and presence.

Its mature gardens frame the property beautifully, while the traditional craftsmanship evident throughout provides an outstanding foundation for careful restoration and contemporary enhancement. Properties of this style and scale are increasingly difficult to find, particularly in such a desirable village location.





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Spaces to Gather





Elegant rooms with timeless proportions provide the perfect foundation for modern family living.

Designed around family living, the generous reception rooms offer flexibility for both everyday life and entertaining.

The principal sitting room enjoys attractive proportions and abundant natural light, creating an inviting setting in which to relax throughout the seasons.

A second reception room offers further versatility, whether as a formal dining room, family room or home office.

These elegant spaces provide an excellent opportunity to blend period character with contemporary living, allowing future owners to create interiors that reflect their own style while respecting the home's original heritage.

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The Heart of Tomorrow's Home



Every exceptional renovation begins with a vision.

The existing kitchen occupies an excellent position within the home and presents exciting potential for transformation into a spectacular open-plan family space.

Whether retaining individual rooms or reimagining the layout, there is considerable scope to create a beautifully connected environment that becomes the true heart of the home.

Designed Around Family Life

The accommodation has been thoughtfully arranged to provide flexibility for every stage of family living.

Five well-proportioned bedrooms offer generous sleeping accommodation, while the dormer design creates character and individuality throughout the first floor.

Whether accommodating a growing family, visiting guests, or creating dedicated home office space, the versatile layout adapts effortlessly to changing lifestyles.

The opportunity to sympathetically modernise these spaces allows future owners to create peaceful, elegant bedrooms tailored entirely to their own requirements.



Beyond the house lies a wonderfully established garden that offers privacy, maturity and space in abundance.

Expansive lawns, established planting and mature trees create an attractive outdoor environment ideal for family life, entertaining or simply enjoying peaceful afternoons.

The generous plot provides endless opportunities for landscaping, outdoor dining and creating beautiful spaces to enjoy throughout the changing seasons.

Rarely do homes combine such generous gardens with such exceptional future potential.



A Garden for Every Season

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Thoughtfully Designed Accommodation



The property's carefully considered layout provides excellent versatility across two floors, balancing generous reception space with well-proportioned bedrooms and practical ancillary accommodation.

The substantial treble garage further enhances the property's appeal, offering exceptional storage, workshop space or potential for a variety of future uses.

Space Beyond the House

One of the property's often-overlooked assets is the shared private driveway leading to the rear, where the substantial treble garage provides exceptional practicality. Whether used for secure parking, a workshop, additional storage or future hobby space, it offers a level of versatility seldom found in homes of this style. Combined with the generous gardens and mature setting, it completes a property that balances period character with everyday functionality.



Life in Birstall

Perfectly positioned just north of Leicester, Birstall continues to be one of Leicestershire's most desirable village locations.

Combining the charm of a well-established community with outstanding convenience, residents enjoy excellent schools, independent shops, cafés, restaurants and superb transport connections to Leicester city centre and the wider motorway network.

The nearby Watermead Country Park offers miles of picturesque walking routes, lakeside scenery and open green space, providing the perfect balance between village life and modern convenience.
It's easy to understand why so many families choose to make Birstall their long-term home.



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The person who knows your home best makes all the difference.



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- **Valuer** — Values your home
- **Negotiator** — Shows buyers around
- **Sales Progressor** — Chases the chain
- **Branch Manager** — Oversees the sale
- **Call Centre** — Handles your enquiries

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At Shepherd & White, we believe exceptional marketing begins with understanding what makes each home unique. Our bespoke brochures, professional photography and carefully crafted presentation are designed to showcase not only the property itself, but the lifestyle and opportunity it offers.

From initial valuation through to completion, you'll work with one dedicated property professional, ensuring consistent communication, expert advice and a truly personal service throughout your move.

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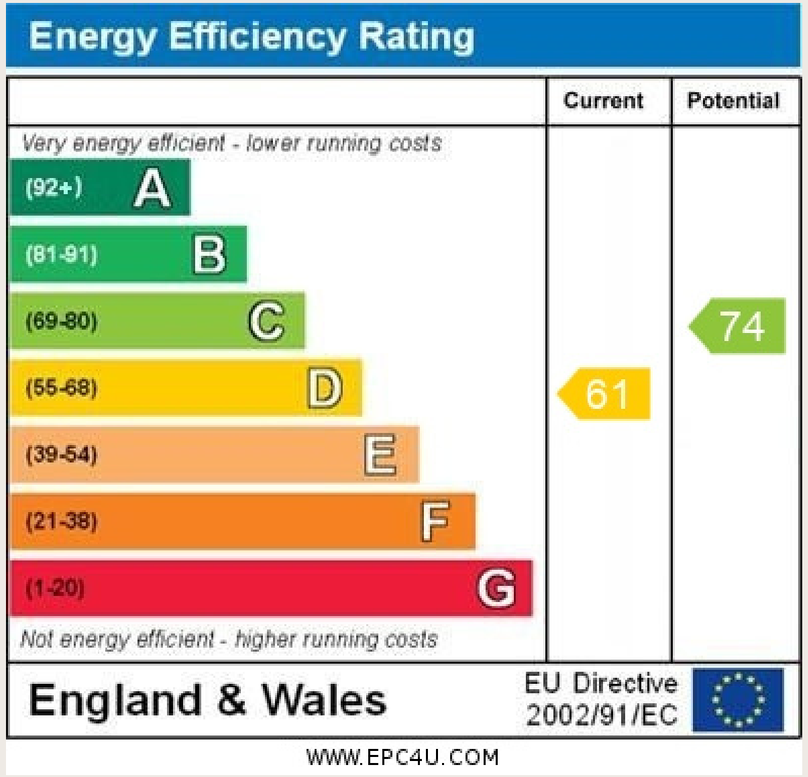
Notes

Anti-Money Laundering

In accordance with current Anti-Money Laundering Regulations, all prospective purchasers will be required to complete identity verification before a sale can proceed. This will include the provision of valid photographic identification and proof of address, together with information confirming the source of funds where applicable. Shepherd & White works in accordance with UK legislation to ensure compliance and to help facilitate a smooth transaction for all parties.



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Notes

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation.