



shepherd &
white

Bespoke Independent Local

Beautifully Extended Five
Bedroom

Semi-Detached Family Home

A beautifully presented family
residence offering exceptional
living space, elegant interiors and
a superb west-facing garden in
one of Birstall's most desirable
locations.





Welcome

Positioned along the ever-popular Loughborough Road, this impressive five-bedroom semi-detached home has been thoughtfully extended to create a superb family residence offering generous proportions, versatile accommodation and effortless indoor-outdoor living. At the heart of the home is a stunning open-plan kitchen and dining space that flows seamlessly onto the garden, complemented by two elegant reception rooms, five well-proportioned bedrooms and an integral garage. Beautifully maintained throughout, the property combines character with contemporary finishes, making it ideal for growing families seeking both comfort and style.

Highlights

- Five Bedrooms
- Three Reception Rooms
- Open Plan Kitchen & Dining
- Principal Bedroom with En Suite
- West Facing Garden
- Integral Garage & Extensive Parking

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Elegant Living

The beautifully proportioned lounge enjoys a large bay window overlooking the front garden, allowing natural light to pour into the room throughout the day. An attractive fireplace creates a welcoming focal point, making this an ideal setting for cosy evenings, entertaining guests or simply relaxing with family.

Classic styling and generous proportions ensure this room feels both sophisticated and inviting.

"A beautifully balanced living room designed for everyday comfort."



The Heart of the Home



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Granite worktops, a central island and quality cabinetry provide both practicality and style

Designed with modern family life in mind, the spacious kitchen and dining area is undoubtedly the centrepiece of the home.

Bi-fold doors open directly onto the patio, creating a seamless connection between inside and out.

Whether hosting friends or enjoying family meals together, this impressive space is perfectly suited to every occasion.

Versatile Family Living



The second reception room provides valuable additional living space and offers wonderful flexibility to suit changing family needs.

With patio doors opening directly onto the rear garden, the room is flooded with natural light and creates an ideal setting for movie nights, children's play space or a peaceful reading room.

The attractive fireplace further enhances the warm and welcoming atmosphere.

Five Beautiful Bedrooms

Five generously proportioned bedrooms provide comfortable accommodation for families of all sizes.

The principal suite benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a beautifully appointed family bathroom featuring a freestanding roll-top bath and separate shower.

Each room has been thoughtfully presented to create calm, relaxing spaces filled with natural light



The west-facing rear garden provides a wonderful extension of the living accommodation.

A generous lawn is framed by mature trees, established planting and secure boundaries, creating both privacy and a peaceful outlook.

Patio and decking areas offer the perfect setting for summer dining, family gatherings or simply enjoying the afternoon and evening sunshine.

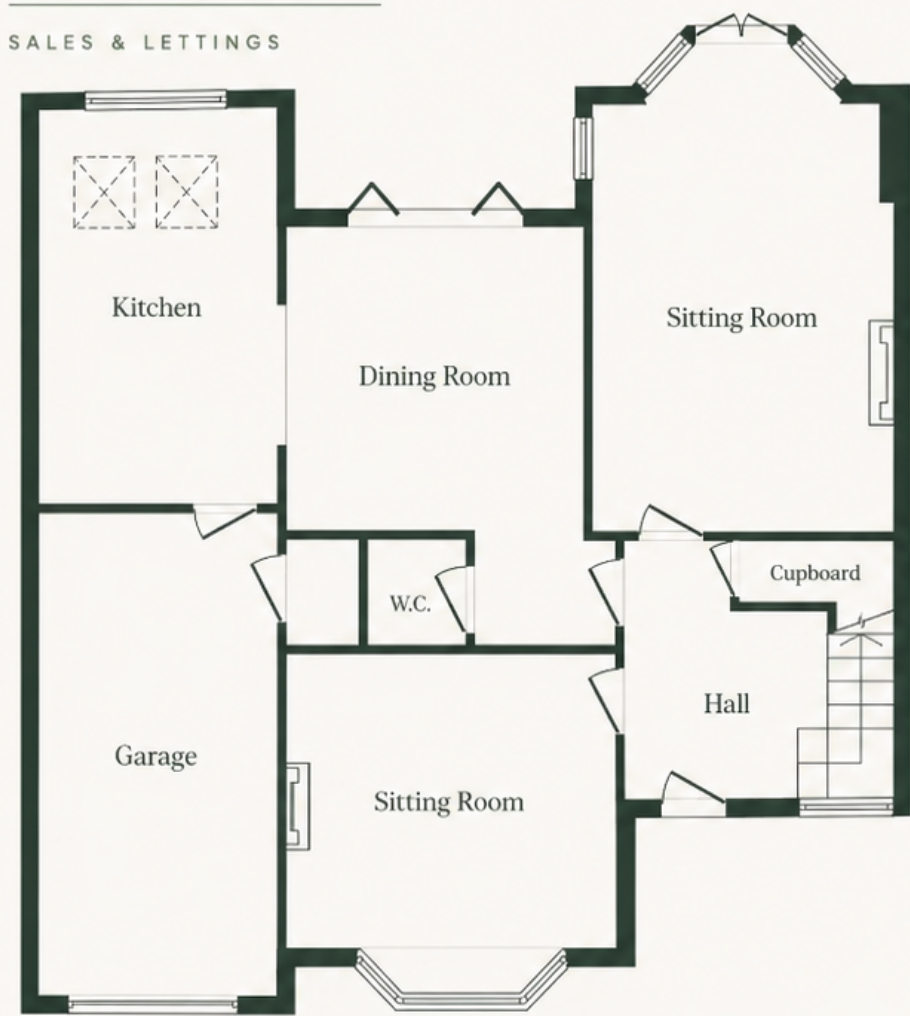
This is an outdoor space designed to be enjoyed throughout the seasons.

A Garden Made For Entertaining

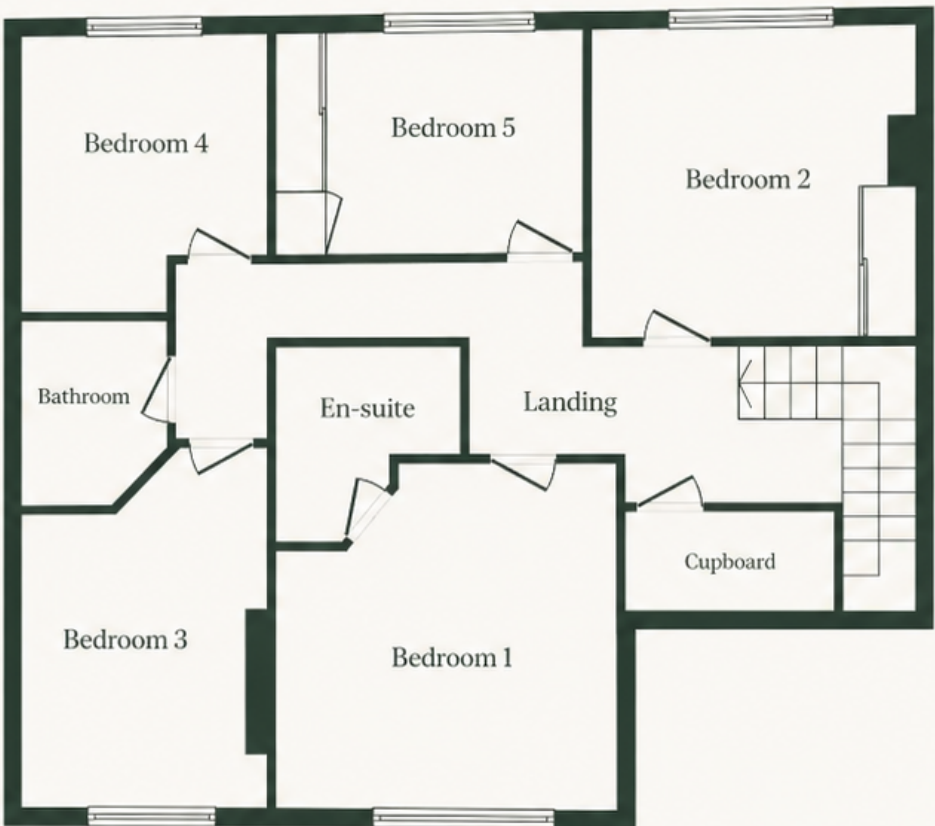


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SALES & LETTINGS



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Thoughtfully Designed Accommodation

The carefully considered layout offers approximately five bedrooms, three reception rooms, spacious kitchen together with excellent storage and an integral garage

The flexible arrangement provides exceptional versatility for modern family life, allowing space to work, entertain and relax with ease

ENTRANCE HALL

Double glazed door and window to front, under stairs cupboard, radiator, wood flooring and stairs rising to the first floor.

LOUNGE

11' 10" x 13' 3" (3.61m plus bay x 4.06m)

A bright and spacious living room featuring a double-glazed bay window to the front, filling the room with natural light. An attractive fireplace with decorative surround provides a central focal point, complemented by a radiator and ample space for comfortable seating, making this an ideal room for relaxing and entertaining.

CLAOKROOM

Fitted with a low-level WC, wash hand basin, extractor fan, and tiled flooring.

DINING ROOM

11' 10" x 11' 4" (3.62m x 3.47m)

Double-glazed bi-folding patio doors open out onto the patio, creating an ideal space for indoor-outdoor living and entertaining, with views across the garden. Radiator, tiled flooring, and an open aspect leading through to the kitchen.

KITCHEN

15' 2" x 9' 8" (4.63m x 2.96m)

A spacious and well-appointed fitted kitchen, comprehensively equipped with a range of contemporary wall and base units complemented by polished granite work surfaces and matching upstands. Featuring a moveable central island providing additional preparation space and storage, together with a range-style cooker set beneath an extractor hood. Inset sink unit with mixer tap positioned beneath a double-glazed window overlooking the rear garden. Integrated dishwasher and fridge freezer, tiled flooring, recessed ceiling spotlights, and two Velux roof windows flooding the room with natural light. Open plan to the dining area, creating an ideal space for modern family living and entertaining.

SECOND SITTING ROOM

18' 0" x 11' 5" (5.50m x 3.48m)

A spacious and inviting second reception room featuring an attractive fireplace with inset gas fire, creating a warm focal point. Double-glazed patio doors and full-height glazed panels open onto the rear patio and garden, flooding the room with natural light and providing an ideal space for relaxing or entertaining. Double-glazed side window, radiator, television point and wall light points.

CENTRAL LANDING

A bright and spacious central landing featuring two double-glazed windows to the front aspect and a wall-mounted radiator. The area benefits from a useful built-in storage cupboard and provides access to the loft space. Matching doors lead off to all five well-proportioned bedrooms and the family bathroom.

BEDROOM ONE

13' 1" x 11' 8" (3.99m x 3.56m)

A spacious double bedroom featuring a double-glazed window to the front aspect, ensuring plenty of natural light. Equipped with a central heating radiator, this room benefits from its own private en-suite shower room.

EN SUITE

Fitted with a modern suite comprising a fully tiled shower cubicle, a low-level WC, and two wash hand basins set into practical vanity units. The room features attractive full height tiling to both the walls and floor, an extractor fan, and a heated chrome towel rail.

BEDROOM TWO

11' 10" x 11' 7" (3.63m x 3.55m)

A well-proportioned double bedroom featuring a double-glazed window overlooking the rear garden. The room benefits from a built-in double wardrobe providing ample storage, a central heating radiator, and a charming tiled feature fireplace.

BEDROOM THREE

11' 10" x 7' 8" (3.61m x 2.34m)

Featuring a rear-aspect double-glazed window and a central heating radiator, this room offers extensive storage with two built-in double wardrobes complete with space-saving sliding doors. One of these wardrobes discretely houses the central heating boiler, alongside a separate, practical airing cupboard which houses the solar thermal cylinder.

BEDROOM FOUR

9' 8" x 8' 10" (2.97m x 2.71m)

A versatile room featuring a double-glazed window to the rear aspect overlooking the garden, complete with a central heating radiator.

BEDROOM FIVE

11' 3" x 9' 8" (3.43m x 2.97m)

A well-proportioned room featuring a double-glazed window to the front aspect, complete with a wall-mounted central heating radiator.

FAMILY BATHROOM

A beautifully appointed bathroom fitted with a complete suite including a feature freestanding roll-top bath and a separate shower cubicle. The room also comprises a wash hand basin and a low-level WC. The space is fully finished with attractive tiling to both the walls and floor, a heated towel rail, and an extractor fan.

OUTSIDE

The front of the home offers excellent kerb appeal with a low-maintenance garden and a generous driveway with off-road parking for several cars. The driveway leads to an integral garage featuring double doors, full power, lighting, and integrated plumbing for laundry appliances, with direct internal access to the kitchen and an adjoining storeroom. To the rear, the private garden is an ideal space for outdoor entertaining, boasting a lawn, patio, and decking areas surrounded by mature trees, decorative shrubbery, and secure fencing. Electrical supply with two

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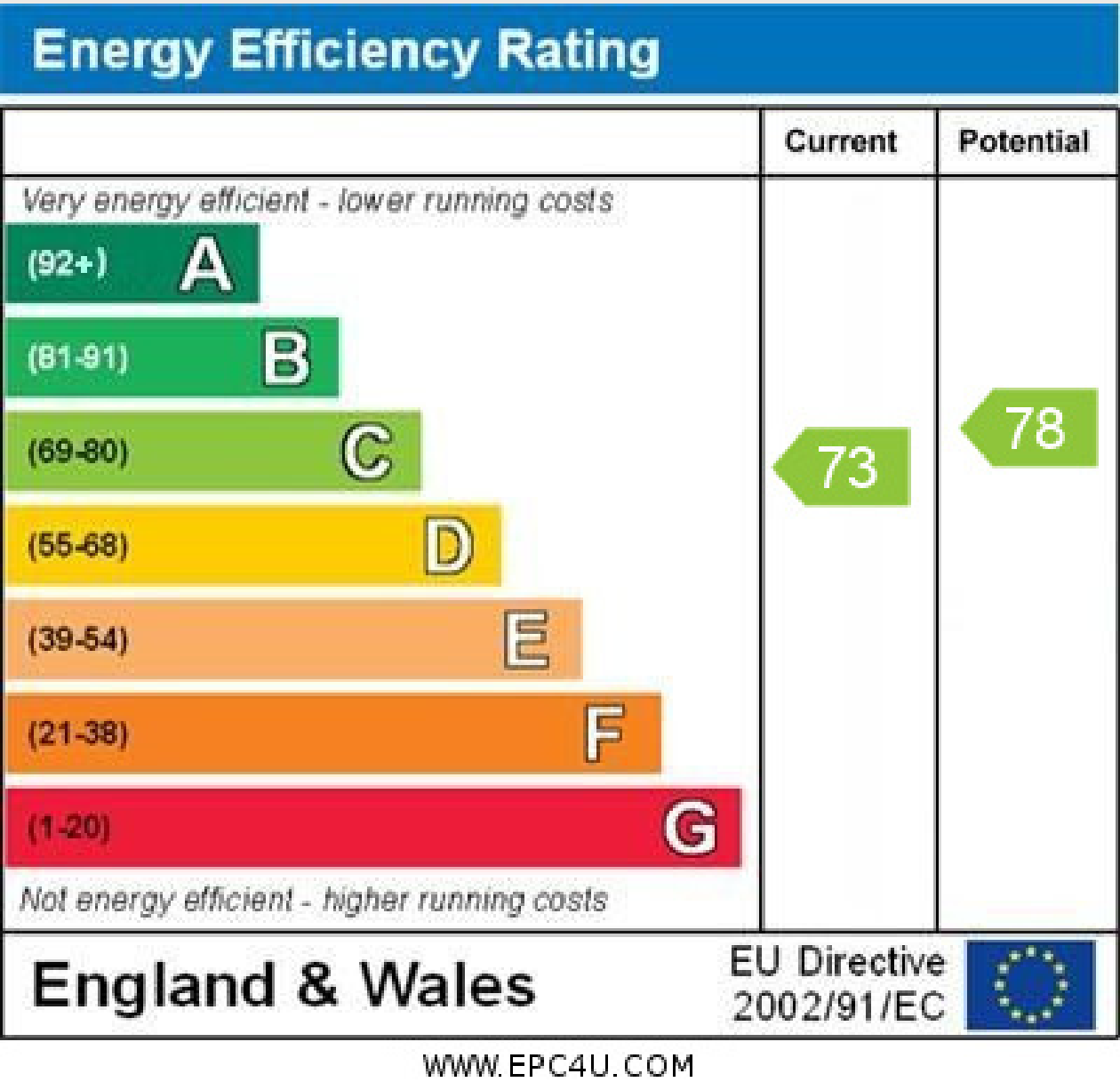
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Notes

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.



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.