



Welcome to
Loughborough Road

A home with character, history
and a wonderful sense of place.

Built in the 1930s and thoughtfully cared for
over the years, this distinctive detached
home combines original charm with the
space and flexibility of modern family living.

From its beautiful stained-glass windows
and parquet flooring to its generous garden
and open views across the parkland,
there is plenty here to discover.

Take a look inside.....



Loughborough Road, Birstall, LE4 3EE



A PLACE TO
CALL HOME

Relax, unwind and
enjoy everyday living.



NATURAL LIGHT

Large windows fill
the space with light.



WARM &
INVITING

Log burner for cosy
evenings in.



ORIGINAL
FEATURES

Character and charm
in every detail.



SPACE &
OUTDOORS

Generous garden
with room to grow.



Find a home that...

*feels right, fits your life
and gives you somewhere
to grow.*

A welcoming room full of character,
where natural light pours in, a
woodburner adds warmth and
there's space to relax, entertain
and make lasting memories.



CHARACTER
FEATURES



NATURAL
LIGHT



SPACIOUS
LIVING



A WELCOMING
HOME

One Home. One Agent. Better Representation.



Cook, gather & enjoy...

The heart of the home.
A sociable space that brings
everyone together – from
everyday meals to
special moments.



MADE FOR
EVERYDAY
LIVING



SPACE TO
GATHER



PERFECT FOR
SHARING



MEMORIES
MADE HERE

Good food. Great company. Lasting memories.



Space to rest & retreat...

Three well-proportioned bedrooms offer comfortable spaces to unwind, with the generous principal bedroom providing plenty of room for wardrobes.

The second double bedroom enjoys views across the garden, while the versatile third bedroom has previously served as both a nursery and home office.



COMFORTABLE
SPACES



ROOM TO
GROW



GARDEN
VIEWS



PERFECT FOR
WORK OR PLAY



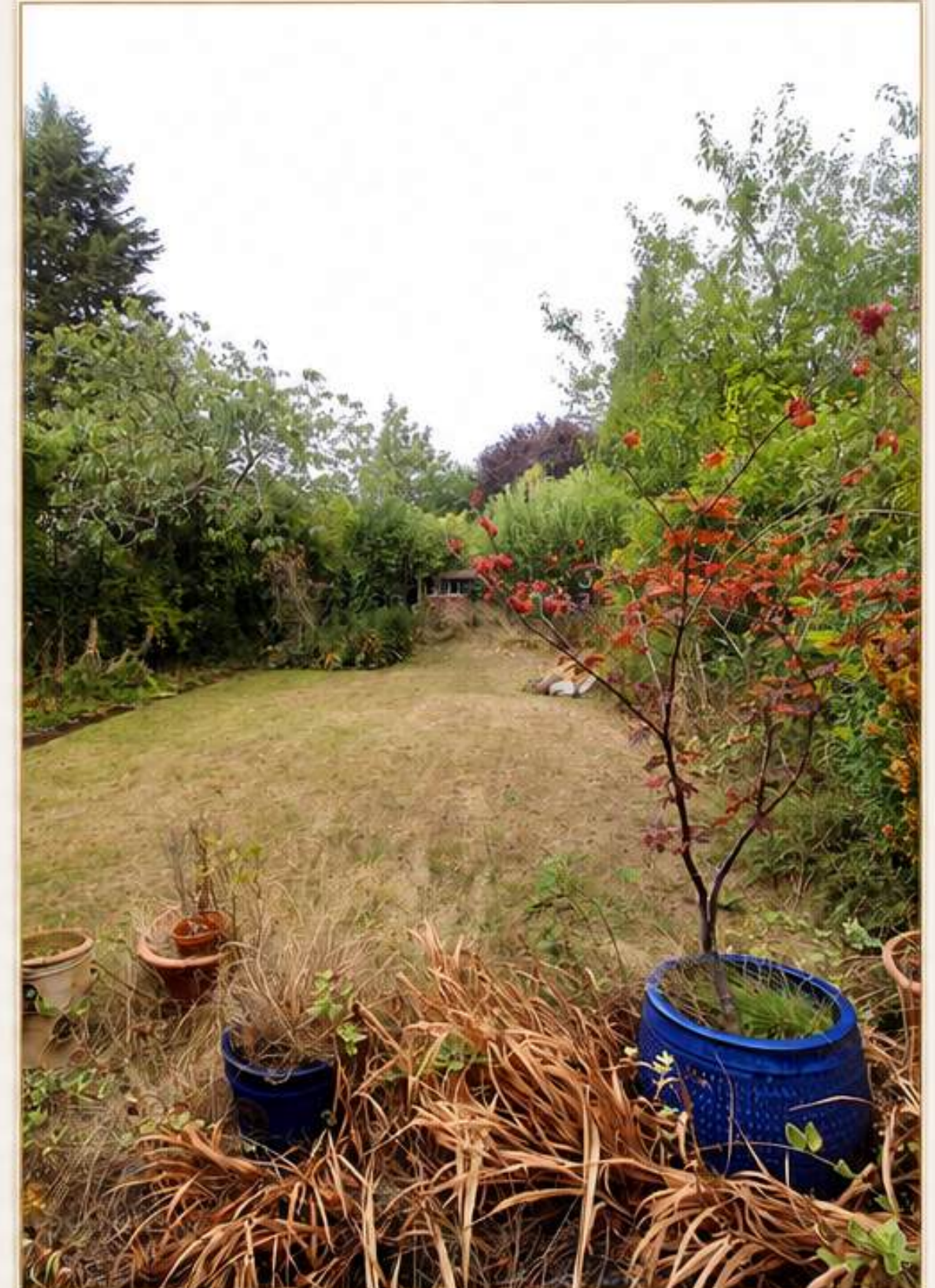
A PLACE TO
UNWIND

Your home. Your sanctuary.

A garden to enjoy...

A generous and beautifully established garden offering space to relax, entertain and enjoy the changing seasons.

Mature planting, apple trees, colourful wildflowers and a nature pond create a peaceful outdoor setting, with plenty of room for family life and quiet moments alike.



BEAUTIFULLY
ESTABLISHED



APPLE TREES &
WILDFLOWERS



NATURE POND &
WILDLIFE



PERFECT FOR
RELAXING &



SPACE TO ENJOY
EVERY SEASON

*A place to unwind, reconnect
and make lasting memories.*



Refresh, unwind & relax...

A bright and well-appointed bathroom providing the perfect place to relax, unwind and refresh. Finished with timeless style and quality, it offers comfort and practicality for everyday living.



PERFECT FOR
RELAXING



QUALITY
FINISHES



NATURAL
LIGHT



COMFORT &
PRACTICALITY



YOUR SPACE
TO UNWIND

Your home. Your sanctuary.



A wonderful outlook...

Enjoy far-reaching views across the open green spaces, trees and playing fields – a beautiful backdrop that brings a sense of space, calm and connection to everyday life.



OPEN GREEN
VIEWS



A SENSE OF
SPACE & CALM



PERFECT
BACKDROP



DESIRABLE
LOCATION



NATURAL LIGHT
ALL YEAR ROUND

*A view that inspires
every day.*





A home full of character...

Beautiful period features sit alongside practical living spaces, creating a warm and welcoming home with timeless appeal.

From social family gatherings to quiet moments of calm, every detail adds to the charm and comfort.



MADE FOR
FAMILY TIME



COMFORT &
PRACTICALITY



WARM &
WELCOMING



BEAUTIFUL
PERIOD FEATURES



FULL OF
CHARACTER

*It's the details
that make it home.*



BIRSTALL

VILLAGE LIVING.
CITY CONVENIENCE.



Birstall offers a wonderfully balanced way of life — combining the character and community feel of a well-established village with the convenience of being close to Leicester.



With green open spaces, local amenities and a choice of independent shops, cafés and everyday facilities close by, there is plenty to enjoy without having to travel far.



For those who enjoy the outdoors, Watermead Country Park and the surrounding countryside provide opportunities for walking, cycling and simply getting away from the everyday.



The village also offers excellent access to Leicester city centre, while the surrounding road network makes commuting further afield straightforward.



For families, professionals and those looking for more space without losing connectivity, Birstall offers the best of both worlds — village living with the city close at hand.

Connected. Welcoming. Well Placed.



GREEN SPACES



LOCAL AMENITIES



OUTDOOR LIFESTYLE



EXCELLENT CONNECTIVITY





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GROUND FLOOR

ENTRANCE PORCH	A welcoming entrance porch featuring original stained-glass windows and the property's original doorbell, opening into the spacious reception hall.
ENTRANCE HALL	A generous entrance hall with original parquet flooring and staircase rising to the first floor. The hall provides access to the principal living accommodation, kitchen/diner and utility area.
LIVING ROOM	A comfortable and characterful reception room with a large bay window allowing plenty of natural light into the room. A log burner creates a warm and inviting focal point, making this an ideal space for relaxing or entertaining.
KITCHEN / DINING ROOM	A generous kitchen and dining space with excellent natural light and views across the rear garden. The kitchen is fitted with a double Kenwood oven, gas hob, Belfast sink and extensive work surfaces, with ample space for a dining table and family meals.
UTILITY ROOM	A useful and well-proportioned utility room with original quarry-tiled flooring, pantry, additional storage and washing-up station. The room provides direct access to the garage and rear garden.
WC	A conveniently positioned ground-floor WC.
GARAGE	A single garage providing useful storage and parking, with an external door giving access to the rear garden.
LEAN-TO	A substantial additional storage area positioned alongside the main accommodation, providing useful flexibility and access to the garden.

ROOM DIMENSIONS

FIRST FLOOR

LANDING	A spacious first-floor landing providing access to all three bedrooms and the family bathroom, with further potential within the loft space.
PRINCIPAL BEDROOM	A generous principal bedroom with excellent proportions and ample space for substantial wardrobes and bedroom furniture.
BEDROOM TWO	A well-proportioned double bedroom with useful alcoves and attractive views towards the rear garden.
BEDROOM THREE	A versatile third bedroom, previously used as a nursery and home office, offering flexibility according to individual needs.
FAMILY BATHROOM	A generous family bathroom featuring a large bath and separate double shower, together with WC and wash hand basin.
LOFT	The loft space offers further potential for expansion, subject to the necessary consents and approvals.

OUTSIDE

FRONT GARDEN & DRIVEWAY	The property is approached via a generous driveway and lawned front garden, providing off-road parking for multiple vehicles. The elevated position also enjoys open views across the adjoining parkland.
REAR GARDEN	A particularly attractive and established garden with a wonderful variety of mature planting. Apple trees, seasonal wildflowers and a nature pond create a peaceful and natural outdoor setting, with the garden offering space for relaxing, entertaining and enjoying the changing seasons.



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At Shepherd & White, we believe a better experience leads to better results.
With over 40 years of combined experience, we offer a bespoke,
one-to-one service tailored to you.



ONE POINT OF CONTACT

You'll deal directly with
Kevan for sales or Marie
for lettings from start
to finish.



BESPOKE SERVICE

We take the time to understand
your needs and tailor our advice,
marketing and strategy to
achieve the best outcome.



PREMIUM MARKETING

Professional photography, 3D
floorplans, lifestyle brochures
and targeted social media
marketing to showcase
your property.



EXPERT LOCAL KNOWLEDGE

Unrivalled knowledge of Leicester,
Coalville, Ashby-de-la-Zouch and
the Charnwood Forest villages.



PERSONAL & PROFESSIONAL

We're independent, owner-managed
and proud to offer a personal
service that larger agencies
simply can't match.



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and achieving the best results for our clients.

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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.



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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