



**269 Birstall Road**  
 , Birstall, LE4 4DJ  
**Offers In The Region Of £600,000**

Welcome to this exceptional four-bedroom detached family home, perfectly situated in the idyllic location of Birstall Road, Birstall. Immaculately presented throughout, this property offers luxurious and spacious living arrangements, making it an ideal choice for any growing family. With marvelous elevated views and a detached double garage, this house is truly a gem waiting to be discovered.

Upon entering the property, you will be greeted by a fabulous hallway that sets the tone for the rest of this amazing home. The spacious entrance hall leads you to the heart of the house, an impressive open plan kitchen, living, and dining area. Boasting a seamless integration between spaces, this versatile area is perfect for both entertaining guests and relaxing with your loved ones. The modern kitchen features high-quality appliances, ample storage, and a central island, providing a perfect setting for culinary adventures.

The property comprises four generously sized bedrooms, allowing everyone in the family to have their own personal space. The master bedroom is a true sanctuary, offering a peaceful retreat with its en-suite bathroom and stunning views. The additional bedrooms are all well-proportioned with plenty of natural light, ensuring a peaceful environment for a good night's sleep.

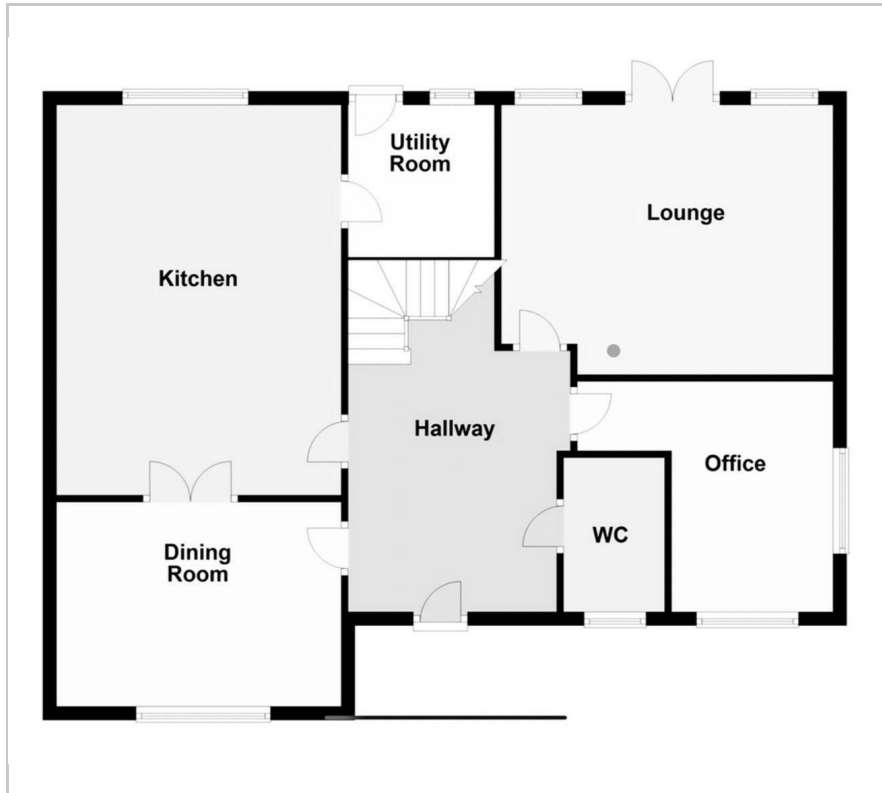
- Four Bedroom Detached Family Home
- Spectacular Elevated Position
- Detached Double Garage
- Immaculately Presented Throughout
- Enclosed Wrap Around Gardens
- Open Plan Kitchen/Living/Dining Space

**Viewing**

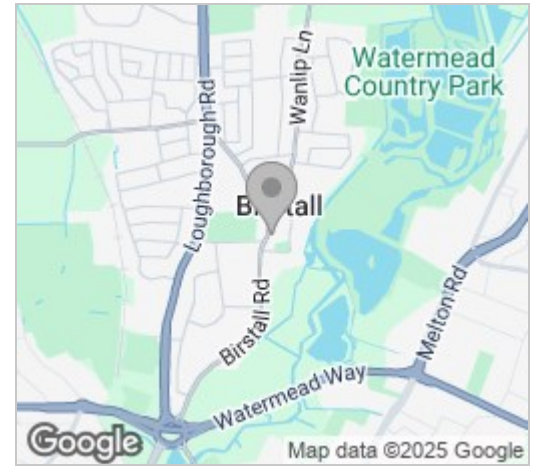
Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.

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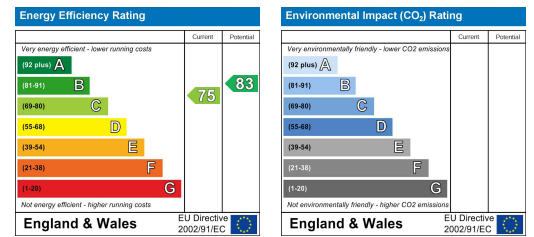
# Floor Plan



# Area Map



# Energy Efficiency Graph



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