

**Long Meadow Way**  
**Birstall, Leicester, LE4 3LL**

Asking Price: £279,950



Oliver Rayns  
ESTATE AGENTS



- Beautifully presented throughout
- Three well-proportioned bedrooms
- Contemporary fitted kitchen diner
- Light & airy living room with patio doors to the garden
- Downstairs W.C.
- Stylish family bathroom
- Private tiered rear garden
- Single garage and off-road parking to rear
- Loft space with pull-down ladder, currently used as an office

A delightfully presented and deceptively spacious three-bedroom end-terraced home, located in the popular residential area of Birstall. Offering stylish, modern living, this charming property is ideal for anyone seeking a beautifully maintained, contemporary home in a sought-after location.



#### Ground Floor:

The property welcomes you via a bright entrance hallway, complete with a handy downstairs W.C. The modern fitted kitchen diner offers ample space for dining and entertaining, while the separate living room is a comfortable, light-filled space with patio doors leading to the private rear garden — perfect for both relaxing and hosting guests.

#### First Floor:

Upstairs, you'll find three generously sized bedrooms and a well-appointed, stylish family bathroom.

#### Loft:

A pull-down ladder provides access to a versatile loft space, currently being utilised as a home office, offering additional flexibility.

#### Outside:

The property benefits from a beautifully maintained tiered rear garden, ideal for outdoor dining and leisure. To the rear, there is a single garage in a block and off-road parking.

#### Location:

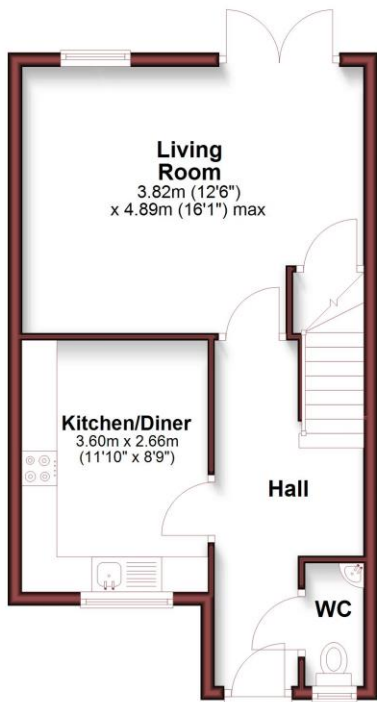
Situated in the desirable area of Hallam Fields in Birstall, the property enjoys excellent local amenities, well-regarded schools, and convenient transport links to Leicester city centre and the wider area. It also offers easy access to major motorway links, making it an ideal choice for commuters.

An early viewing is highly recommended to appreciate the accommodation on offer.



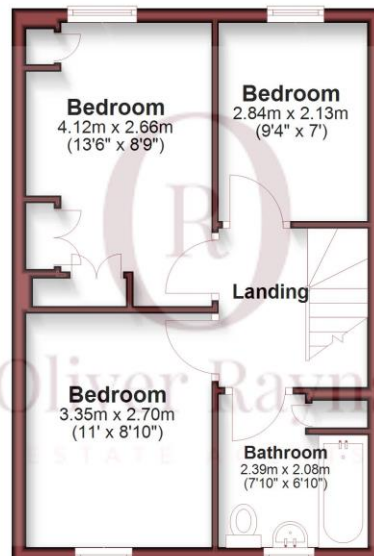
### Ground Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



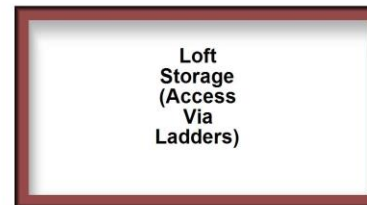
### First Floor

Approx. 37.3 sq. metres (401.8 sq. feet)



### Loft

Approx. 0.0 sq. metres (0.0 sq. feet)



**Total area: approx. 77.0 sq. metres (829.1 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.  
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Oliver Rayns

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