



FOR SALE

9 White Horse Lane, Birstall
£475,000



Contact us: 101 Buckminster Road, Leicester, LE3 9AT, 0116 2963300, sale@abbeyls.com



9 White Horse Lane

Birstall, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 3 Bedroom, 2 Bathroom Homely Cottage
- 2 Bedroom, 1 Bathroom Large Annex
- The owners are reluctantly downsizing due to age, having cherished this home for many years
- Ample secure parking and storage, with versatile space perfect for hobbyists, car enthusiasts, or home-based business use.
- Stylish interiors blend contemporary design with the character of a period property, creating a welcoming and move-in-ready home.
- A rare opportunity with the Annex as it is ideal for extended family, guests, independent teenagers or even as a rental/Airbnb opportunity (STPP).
- Just a short walk to Birstall village centre with shops and amenities within walking distance and popular White Horse Pub within very close proximity.
- Located in the heart of Birstall's historic Old Village, offering character, peace, and a sense of community.





Main Cottage

Lounge

Composite front door, four double wall light points, three double glazed windows, radiator, understairs storage, TV cable and laminate flooring.

Kitchen/Diner

Two ceiling light points, two double glazed window, radiator, fully fitted bespoke artisan kitchen offering base and wall cupboards, Belfast sink and drainer, hot and cold mixer tap over, 5 ring gas range cooker with recirculating fan over and tiled flooring.

Stairs & 1st Floor Landing

Two ceiling light points, radiator, double glazed window, loft hatch and carpeted flooring.

Bedroom 1

Characterful room with ceiling light point, double glazed window, radiator, decorative fire place, carpeted flooring and arch leading to ensuite.

Ensuite

Ceiling light point, double glazed window, radiator, wooden flooring, a 3 piece shower suite comprising of a shower cubical with thermostatic shower, wash hand basin and toilet.



Bedroom 2

Ceiling light point, double glazed window, built in wardrobes, radiator and carpeted flooring.

Bedroom 3

Ceiling light point, radiator, double glazed window, built in wardrobes and carpeted flooring.

Bathroom

Ceiling light point, double glazed window, radiator, storage cupboard containing gas fired condensing combi boiler, laminate flooring, 3 piece bathroom suite comprising of bath with a shower off the taps, wash hand basin unit and low level flush toilet.





Large Annex

Entrance Hall

Composite front door, ceiling light point, tiled flooring, door to utility room and stairs leading to first floor.

Utility Room

Two wall light points, base and wall cupboards, rolled edge worktop, plumbing for washing machine, concrete flooring, door leading to garage and opening to downstairs WC

Downstairs WC

Wall light point, concrete flooring, 2 piece suite comprising of Vanity wash basin and low level flush toilet.

Integral Garage

Remote controlled electric up and over double garage door, gas fired condensing combi boiler, four ceiling light points, power points, water tap, concrete flooring and space to park 4 cars.

Stairs Leading to 1st Floor

Ceiling light point, carpeted flooring and leading to large open plan dining kitchen and lounge area.

Large open plan dining kitchen and lounge area

Lounge

Two ceiling light points, four double glazed windows, radiator and carpeted flooring.

Kitchen/Diner

Two ceiling light points, five wall light points, double glazed window, two radiators, two storage cupboards, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, electric cooker with extractor fan over, dishwasher, integrated fridge and laminate flooring.



Bathroom

Ceiling light point, double glazed window, radiator, tile effect laminate flooring, a 3 piece bathroom suite comprising of a bath with a shower off the taps also with a electric shower, wash hand basin and low level toilet.

Stairs & 2nd Floor Landing

Ceiling light point, two wall light points, loft access and carpeted flooring.

Bedroom 1

Ceiling light point, Velux window, radiator, storage in the eaves and carpeted flooring.

Bedroom 2

Ceiling light point, Velux window, radiator, storage in the eaves, loft access and carpeted flooring.





FRONT GARDEN

Enclosed paved front garden with outside tap

GARAGE

4 Parking Spaces

Large garage for 4 cars.

DRIVEWAY

2 Parking Spaces

Block paved driveway with space to park 2 cars.

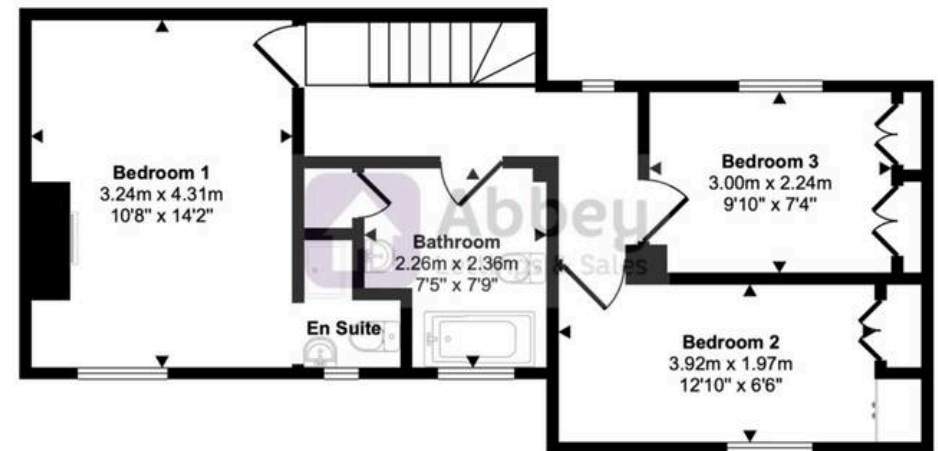


Main Cottage



Main Cottage Ground Floor
Approx 33 sq m / 357 sq ft

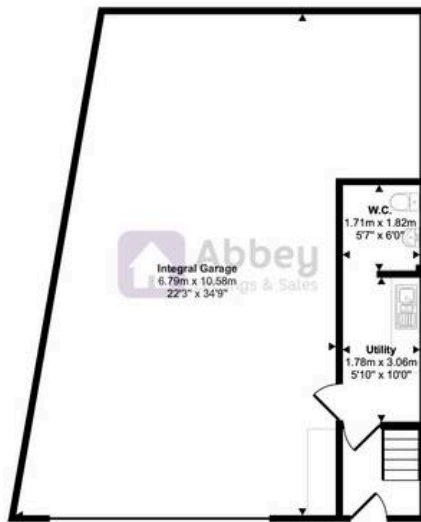
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Main Cottage First Floor
Approx 48 sq m / 513 sq ft

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Large Annex



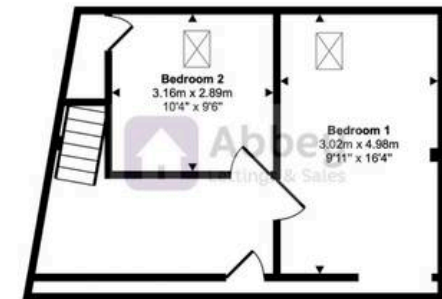
Annex Ground Floor
Approx 82 sq m / 881 sq ft

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Annex First Floor
Approx 79 sq m / 845 sq ft

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Annex Second Floor
Approx 39 sq m / 425 sq ft

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Floor plan:

Please note for guidance only and is not to scale.

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If your offer is accepted, we use a company called Lifetime legal to verify your anti-money laundering checks the cost of this is £50 including VAT and this covers everyone purchasing the property, we will supply you with more information as and when this is required.

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