



for sale
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co.uk

10 Ambergate Drive
Birstall, LE4 3GA

£295,000

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Birstall, Leicester, LE4 3GA

A well presented 1960's built double bay fronted Jelson 3 bed semi detached family home in much sought after residential location and offered for sale with no upward chain. The property benefits from full gas central heating, UPVC double glazing. The accommodation briefly comprises on the ground floor, entrance hall, 19' lounge, conservatory, 16' kitchen-diner, utility room. Upstairs, landing, 3 bedrooms, bathroom with contemporary white suite. Outside front driveway with EV charging point, generous sized private rear gardens. Early viewing is highly recommended as we expect a lot of interest. Freehold. Council Tax Band C

Porch

UPVC double glazed entrance door.

Entrance Hall

UPVC double glazed entrance door, oak flooring, dog leg stairs to first floor, under-stairs meter cupboard, radiator. UPVC double glazed window and radiator at stair turn.

Lounge

19'1" x 12'5" (5.82 x 3.79)

A generously sized living room, UPVC double glazed window to front, two radiators, coving to ceiling, laminate flooring, gas fire set in cast iron fireplace in wooden surround, double glazed aluminium sliding patio doors to conservatory.

Conservatory

12'5" x 9'6" (3.79 x 2.90)

UPVC double glazed conservatory with brick base, laminate flooring, polycarbonate roof, French doors to rear gardens.

Kitchen-Diner

16'4" x 10'11" (5.00 x 3.33)

A good sized kitchen-diner with ample space for a table and chairs. UPVC double glazed window and single door to side, UPVC double glazed window to rear, tiled flooring, two radiators. Fitted with a bespoke range of base, drawer & eye level units, work surfaces with tiled splashbacks, one and a half bowl stainless steel sink unit with mixer taps, Smeg cooker with extractor hood over.

Utility Store

A large store with tiled floor, provision for washing machine, vent for dryer & wall mounted Ideal combi boiler.

First Floor Galleried Landing

UPVC double glazed window to front, fitted carpet, access to loft.

Bedroom One

13'0" x 10'7" (3.97 x 3.25)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wall to wall wardrobes.

Bedroom Two

12'11" x 10'11" (3.95 x 3.35)

UPVC double glazed window to rear, fitted carpet, radiator.

Bedroom Three

9'4" x 7'5" (2.87 x 2.28)

UPVC double glazed window to front, laminate flooring, radiator.

Bathroom

9'4" x 6'2" (2.85 x 1.90)

UPVC double glazed opaque window to front, chrome heated towel rail, extractor fan, fitted with a white modern suite comprising of corner bath, separate shower cubicle, pedestal wash hand basin, wc, extractor fan.

Outside

The front of the property has a block paved driveway, gravelled area, EV charging point, wooden gates to side.

The rear of the property has a garden approx 60' with paved patio, steps up to lawns, fully fenced boundaries, mature shrubs and trees.

Local Authority & Council Tax Info (Charnwood))

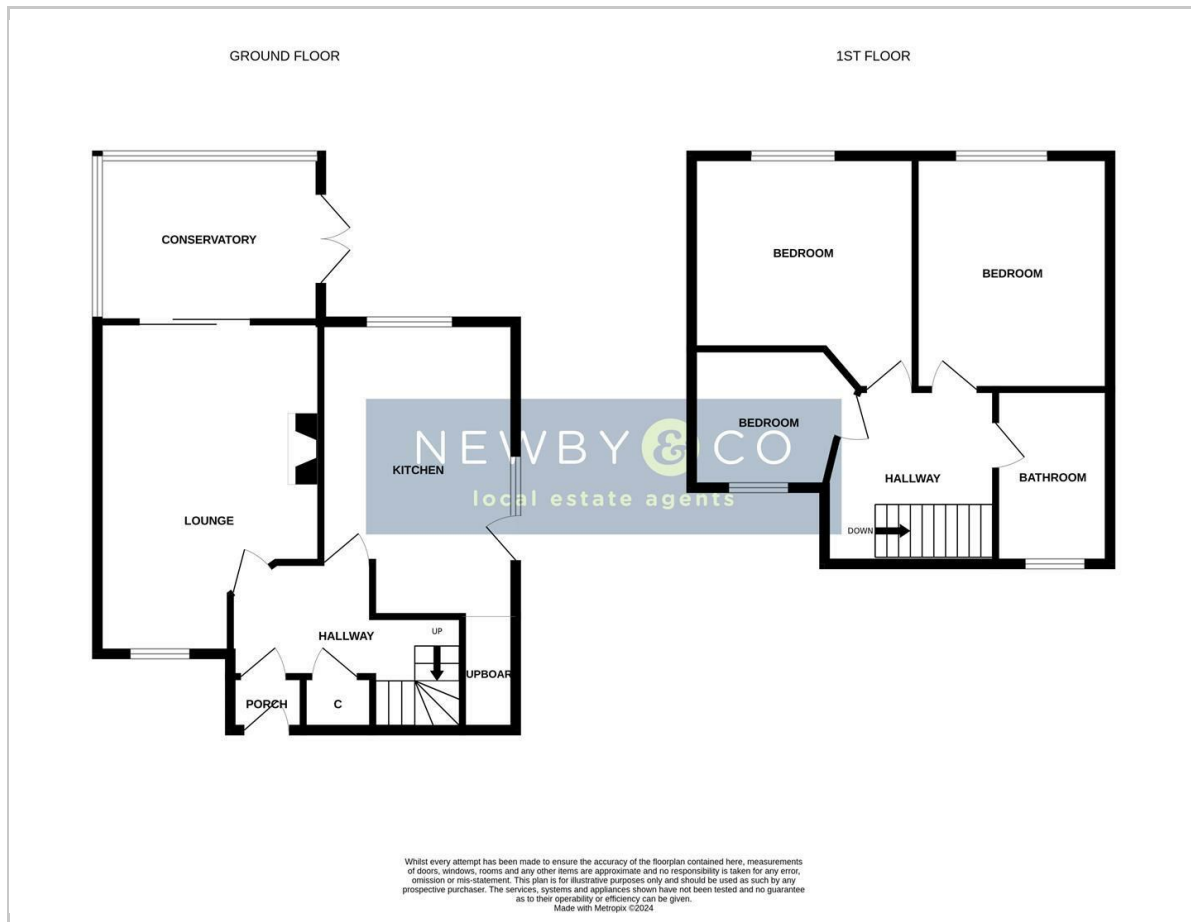
This property falls within Charnwood Borough Council (www.charnwood.gov.uk) It has a Council Tax Band of C which means a charge of £1,976.24 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



Viewing

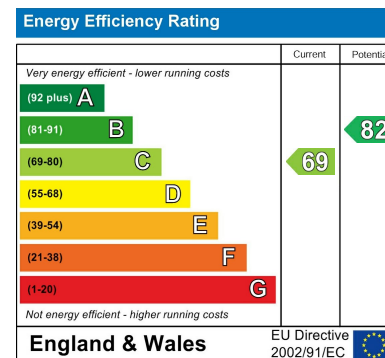
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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