



Queensgate Drive, Birstall, LE4

 4  2  2



£400,000



## Key Features

- Four Bedrooms (Master With En-suite)
- Popular Residential Location
- Extended Semi Detached Home
- Open Plan Kitchen Diner With Island
- Low Maintenance Rear Garden
- Field Views to Front
- EPC rating TBC
- Freehold







**EXTENDED FAMILY HOME!** - Boasting an extension to the side and located in a popular residential area for growing families, fall in love with this traditional four bedroom semi detached home situated on the fringes of Birstall with field views to the front. Benefiting from gas central heating, double glazing and cavity wall insulation, the layout includes an entrance porch and hallway, lounge, open plan kitchen diner with island, guest WC and home office/snug/fifth bedroom. Upstairs you will find four bedrooms (master with en-suite) and bathroom. The plot offers parking to the front with a low maintenance paved garden to the rear. An early viewing is therefore strongly recommended to avoid disappointment.

### Ground Floor

Upon entry to the accommodation you step into the entrance porch with a door opening into the welcoming entrance hallway offering a staircase rising to the first floor. The primary reception room is flooded with natural light by a window overlooking the front elevation. With spotlighting and wood effect flooring. The heart of the home, a particular selling feature of the accommodation is the open plan kitchen diner. Enlarged by an extension, this area of the home is perfect for families and those occasions when entertaining. The kitchen area is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in double oven, five ring gas hob with extraction hood above, concealed central heating boiler, integrated dishwasher and space for appliances. With a breakfast island, access to a guest WC and useful pantry. Completing the ground floor is the home office/snug/potential fifth bedroom.

### First Floor

Moving upstairs, the enlarged layout boasts four bedrooms, the master bedroom benefiting from having access to it's own en-suite fitted with a modern three

piece suite comprising a shower cubicle, wash hand basin and WC, with tiled surrounds and a heated towel rail. There is also a family bathroom located on the first floor fitted with a three piece suite comprising a bath, wash hand basin with storage beneath and WC, with complementary tiling.

### Outside

Situated in a popular location, the plot offers a paved driveway to the front providing off road parking with steps rising to the front door. To the rear is a particularly private paved garden arranged for low maintenance with fencing to boundaries.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have









a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

### Referrals

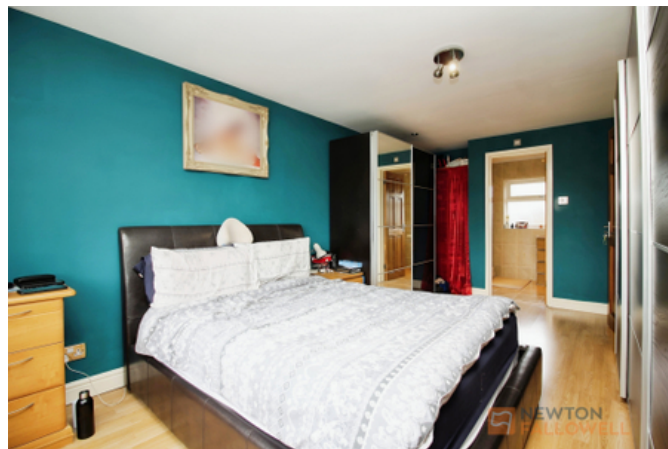
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.



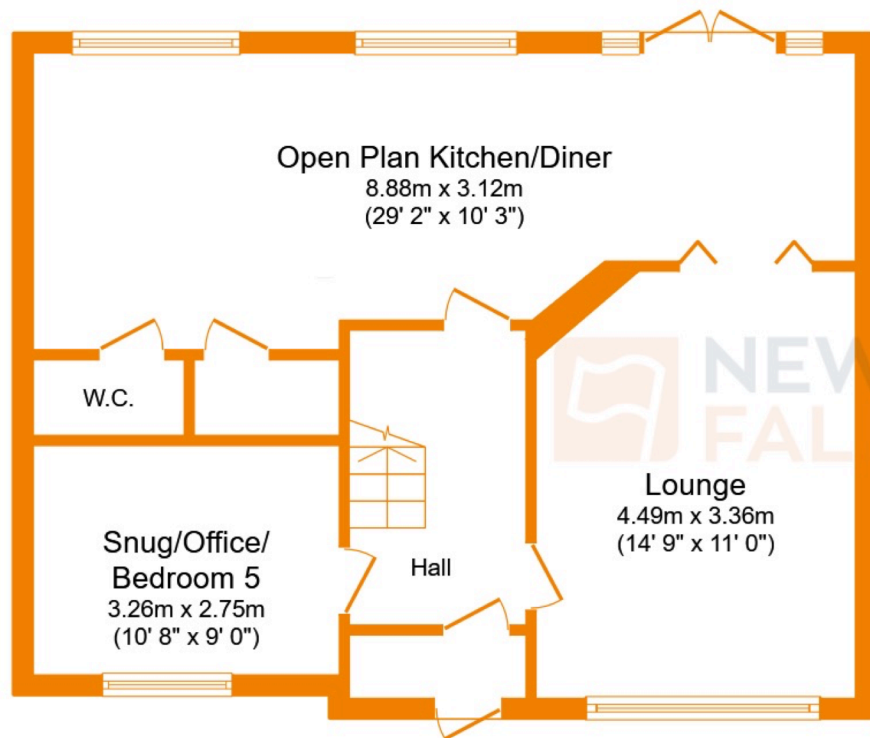




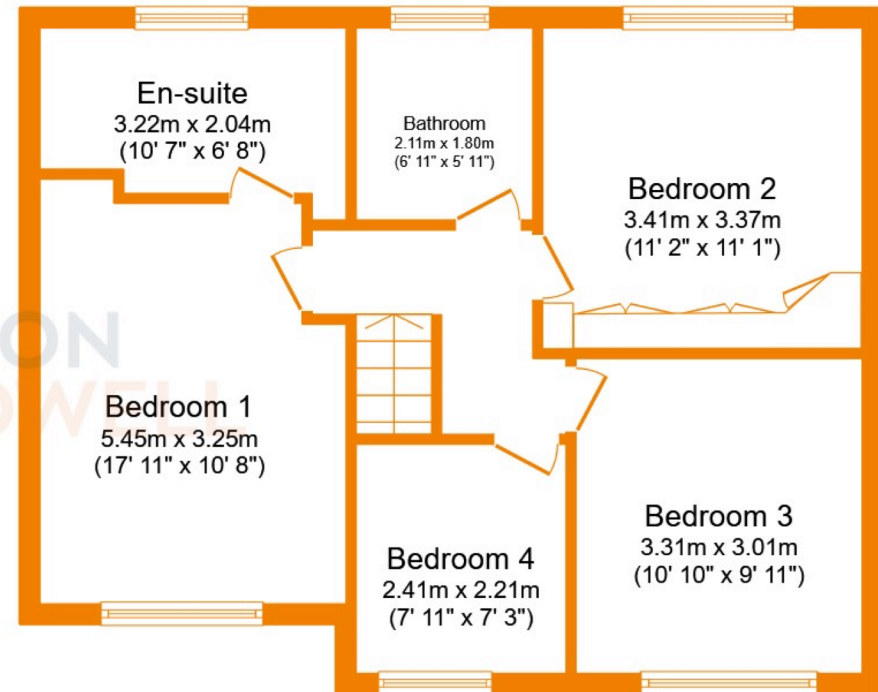








Ground Floor



First Floor



