



Woodgate Drive, Birstall, LE4



4



2



2

£399,950

 4  2  2

Key Features

- Four Bedrooms (Master With En-suite)
- Significantly Extended Family Home
- Conservatory Extension to Rear
- Driveway & Larger Than Average Garage
- Popular Residential Location
- Privately Owned Solar Panels
- EPC rating TBC
- Freehold





DREAM FAMILY HOME! - Boasting an extension to the rear and located in a popular residential area for growing families, fall in love with this traditional bay fronted four bedroom semi detached home that must be viewed in person to be fully appreciated. Benefiting from having gas central heating, double glazing, solid oak doors throughout and privately owned solar panels reducing electricity bills, the layout includes an entrance hallway, lounge, formal dining room, conservatory and kitchen. Upstairs you will find four bedrooms and bathroom, the master bedroom benefiting from having an en-suite and built in wardrobes. The plot offers parking to the front with access to a single garage, with a landscaped garden to the rear. An early viewing is therefore strongly recommended to avoid disappointment.

Ground Floor

Upon entering the property, you are welcomed into a welcoming entrance hallway with a staircase rising to the first floor. The main reception room is bathed in natural light from a walk-in half bay window to the front elevation and features a striking panelled soundproof wall and contemporary solid wood bamboo flooring. This space flows seamlessly into the formal dining room, which in turn provides access to the conservatory extension, an ideal additional living area with French doors opening out to the garden. The kitchen is well-appointed with a range of fitted units, including an integrated dishwasher, fridge, double electric oven, microwave, and a four-ring gas hob. 'Corian' worktops incorporate a one-and-a-half bowl sink with mixer tap, complemented by inset ceiling lights. A double-glazed door provides side access to the garage and utility area, which houses plumbing for a washing machine and dryer, along with a convenient cloakroom featuring tiled walls, a wash hand basin, and WC.

First Floor

Upstairs, the property offers four well-proportioned

bedrooms, with the master bedroom benefiting from built-in wardrobes and its own en-suite shower room. Completing the first floor is the family bathroom, featuring a three-piece suite comprising a bath with shower over and glass screen, a vanity unit with integrated wash hand basin and WC, a radiator and towel rail, and complementary part-tiled walls. Additional features include access to the loft space, which is fitted with a ladder, lighting, and boarding for convenient storage.

Outside

The plot offers a block paved driveway to the front providing off road parking with access to the integral garage measuring 9.13m x 2.68m with light, power and an electric door. Sitting to the rear of the garage, and having two double glazed windows giving a dual aspect.

One of the standout features of this property is the beautifully landscaped, tiered gardens. These include a charming patio area with steps leading down to an ornamental pond, a further decked area beneath a pergola, and a lower lawned section with gravel insets, mature shrubs, and secure fencing enclosing the space. There is also the added benefit of useful storage space beneath the study.

Location

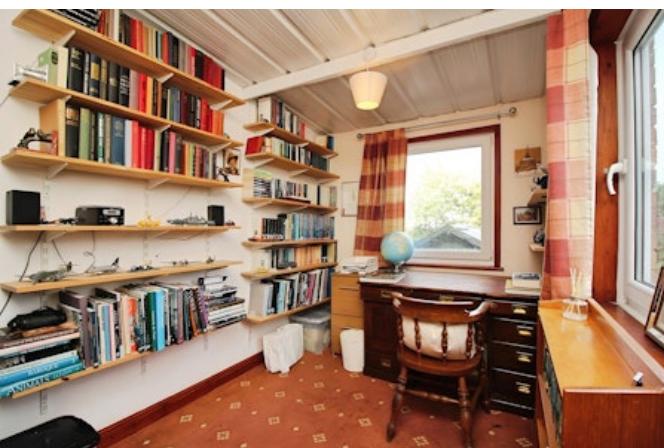
The highly sought-after suburb of Birstall is ideally located just north of Leicester, along the A6 Leicester to Loughborough Road. Renowned for its convenience, Birstall offers easy access to Leicester city centre and its excellent range of amenities, as well as the nearby market towns of Loughborough and Melton Mowbray. The area is also well connected to key transport links, including the A46 Western Bypass, which provides swift access to Junction 21 of the M1/M69 motorway network, the East Midlands Airport at Castle Donington, and surrounding destinations. Residents can also enjoy proximity to Charnwood Forest with its scenic countryside walks and golf courses, along with nearby shopping and leisure hubs such as Fosse Park and Meridian.

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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

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

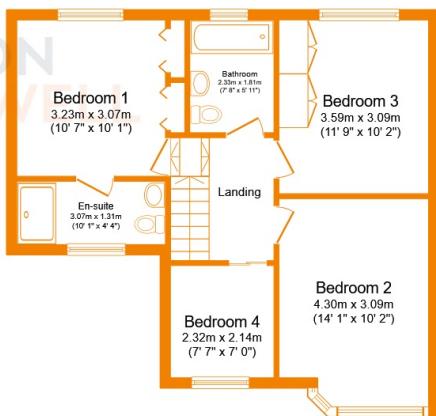
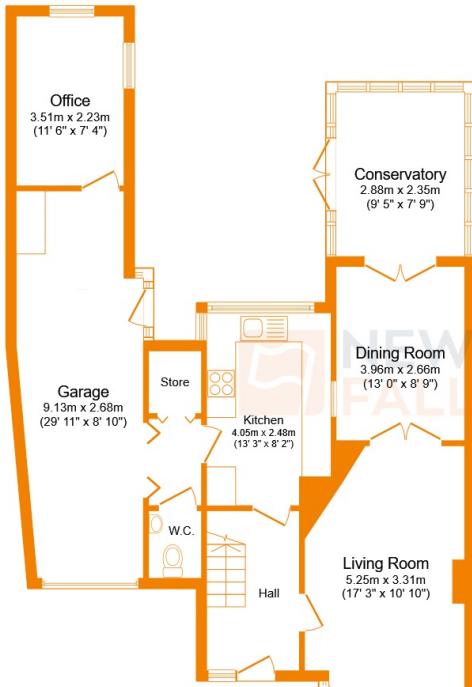
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





 **NEWTONFALLOWELL**

0116 366 5666

lfe@newtonfallowell.co.uk