



26 HENSON CLOSE, BIRSTALL, LEICESTER, LE4  
3AR

ASKING PRICE  
£299,950



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## £299,950 FREEHOLD



### ENTRANCE PORCH

Having a door that leads to:

### ENTRANCE HALL

There are stairs leading to the first floor landing and doors that lead to:

### WC

Comprising a low level WC, Wash hand basin as well as a Window to the front aspect.

### LIVING ROOM AREA

16'3 x 12'3

Benefiting from a bay fronted window, radiator, power points, TV point and access through to:

### DINING ROOM AREA

10' x 9'2

With a radiator, power points, door to the Kitchen and Conservatory doors to:

### CONSERVATORY

10'2 x 8'10

Having windows to the rear and side aspects, power points, radiator and patio doors to the rear garden.

### KITCHEN

13'10 - 11'7 x 8'1

There are a range of wall and base units with work surfaces, sink with a mixer tap, Pantry, Window to the rear aspect, radiator, power points and a door to the side aspect.

### FIRST FLOOR LANDING

Having a window to the side aspect, loft access and doors that lead to:

### PRIMARY BEDROOM

11'3 x 11'3

Benefiting from a window to the front aspect, radiator, power points and a fitted wardrobe.

### BEDROOM

12'3 x 10'5

Having a window to the rear aspect, radiator, power points, airing cupboard and fitted wardrobes.

### BEDROOM

7'11 x 7'

There is a window to the front aspect, radiator and power points.

### SHOWER ROOM

Comprising a low level WC, Wash hand basin, Walk in Shower, Radiator, Complimentary tiling and a Window to the rear aspect.

### REAR GARDEN

There is a patio that steps up to a brick paved pathway with bordered areas and a shed.

### PARKING

From the front there is off road parking that leads to an up and over door with further parking leading alongside the house to:

### GARAGE

Having an up and over door.



## BIRSTALL

Birstall is located approximately two miles north of Leicester city centre providing particularly good access to the professional quarters and mainline railway station with direct access to London St Pancras in just over an hour. The village itself offers a wide of local shopping facilities, a Parish Church, pubs and restaurants, local schooling and also provides convenient access to the A46 Western Bypass with links to the M1/M69 motorway networks and Fosse Retail Park.

## VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

## MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

## MONEY LAUNDERING

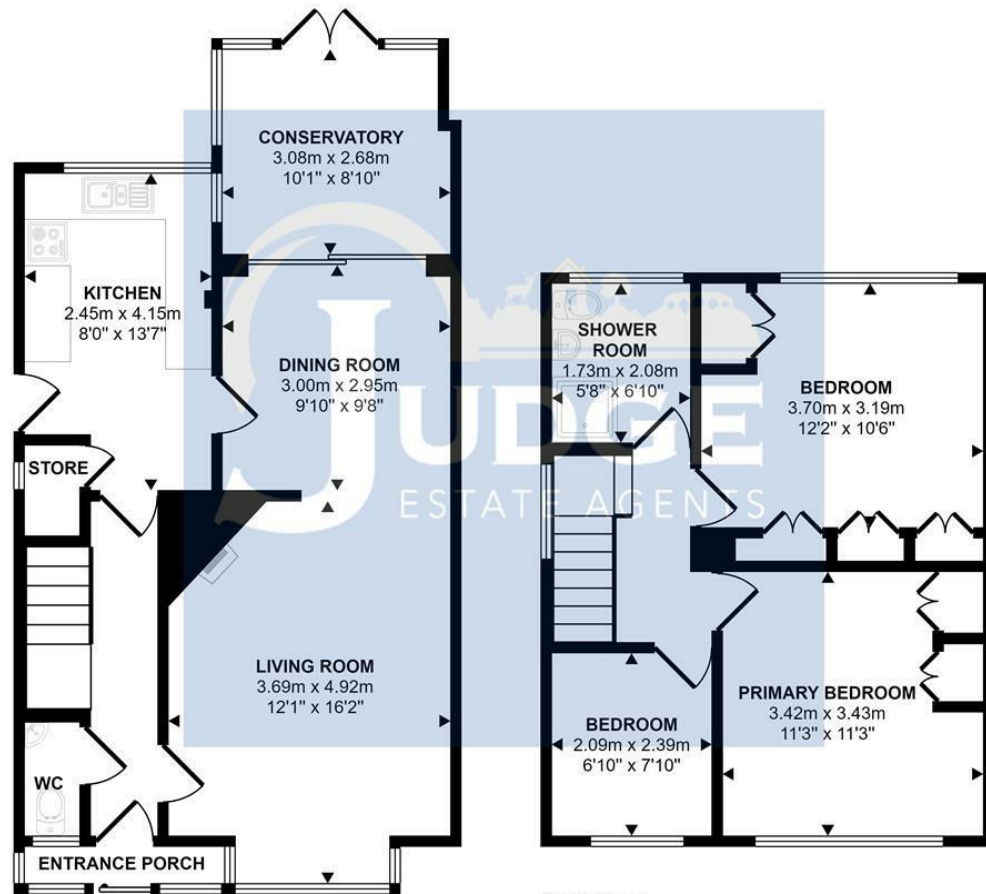
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Approx Gross Internal Area  
97 sq m / 1039 sq ft



Ground Floor  
Approx 56 sq m / 601 sq ft

First Floor  
Approx 41 sq m / 438 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.

Viewings strictly by  
appointment via Judge  
Estate Agents

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (91-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (91-91)	
<b>B</b> (89-89)		<b>B</b> (89-90)	
<b>C</b> (85-88)		<b>C</b> (85-88)	
<b>D</b> (82-84)		<b>D</b> (82-84)	
<b>E</b> (79-81)		<b>E</b> (79-81)	
<b>F</b> (75-78)		<b>F</b> (75-78)	
<b>G</b> (72-74)		<b>G</b> (72-74)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

