

# Holdings

A Modern Estate Agent



24 Newton Drive

Birstall, Leicester, LE4 4GW

Offers over £300,000



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This three-bedroom semi-detached extended home is situated in a sought-after location on a quiet cul-de-sac. It presents an excellent opportunity for potential buyers and is highly recommended for viewing. The property boasts a well-presented interior with attention to detail and offers a spacious and comfortable living environment. NO UPWARD CHAIN.

Upon entering the property, you are greeted by an inviting entrance hallway that sets the tone for the rest of the home. The hallway leads to a large living room, providing ample space for relaxation and entertainment. Adjacent to the living room is a snug area, creating a cozy atmosphere and offering additional flexibility in how the space can be utilised. From the snug, you can access the dining room located at the rear of the property, providing a convenient and seamless flow for hosting gatherings or enjoying family meals.

One of the standout features of this home is the generously sized modern kitchen. It is thoughtfully designed and equipped with a fantastic amount of wall and base units, offering plenty of storage space. The kitchen also features spacious worktops, allowing for easy food preparation, and provides ample room for your appliances, making it a practical and functional space.

Moving upstairs, the property offers three well-proportioned bedrooms, providing comfortable accommodation for a growing family or guests. Each bedroom is designed with both style and

functionality in mind, ensuring a peaceful and restful atmosphere. Additionally, there is a modern bathroom that has been tastefully designed and fitted with contemporary fixtures and fittings, providing a relaxing space to unwind and rejuvenate.

Outside, the property features a driveway leading to a single garage at the front, providing convenient off-road parking and secure storage space. The south-facing rear garden is a delightful feature, offering a tranquil outdoor space to enjoy. It is mostly laid to lawn, providing a green and inviting area for outdoor activities. Additionally, there is a patio area, perfect for al fresco dining or simply relaxing in the sunshine. The garden is further enhanced by well-maintained borders, adding a touch of color and charm to the overall landscape.

In summary, this three-bedroom semi-detached extended home offers a fantastic opportunity to own a well-presented property in a desirable location. With its spacious living areas, modern kitchen, comfortable bedrooms, and attractive outdoor space, it provides a wonderful setting for family life and entertaining. To arrange a viewing and fully appreciate all that this property has to offer, please contact us at your earliest convenience.

### Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

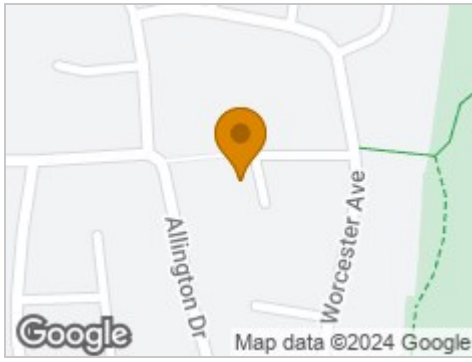
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. 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 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. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



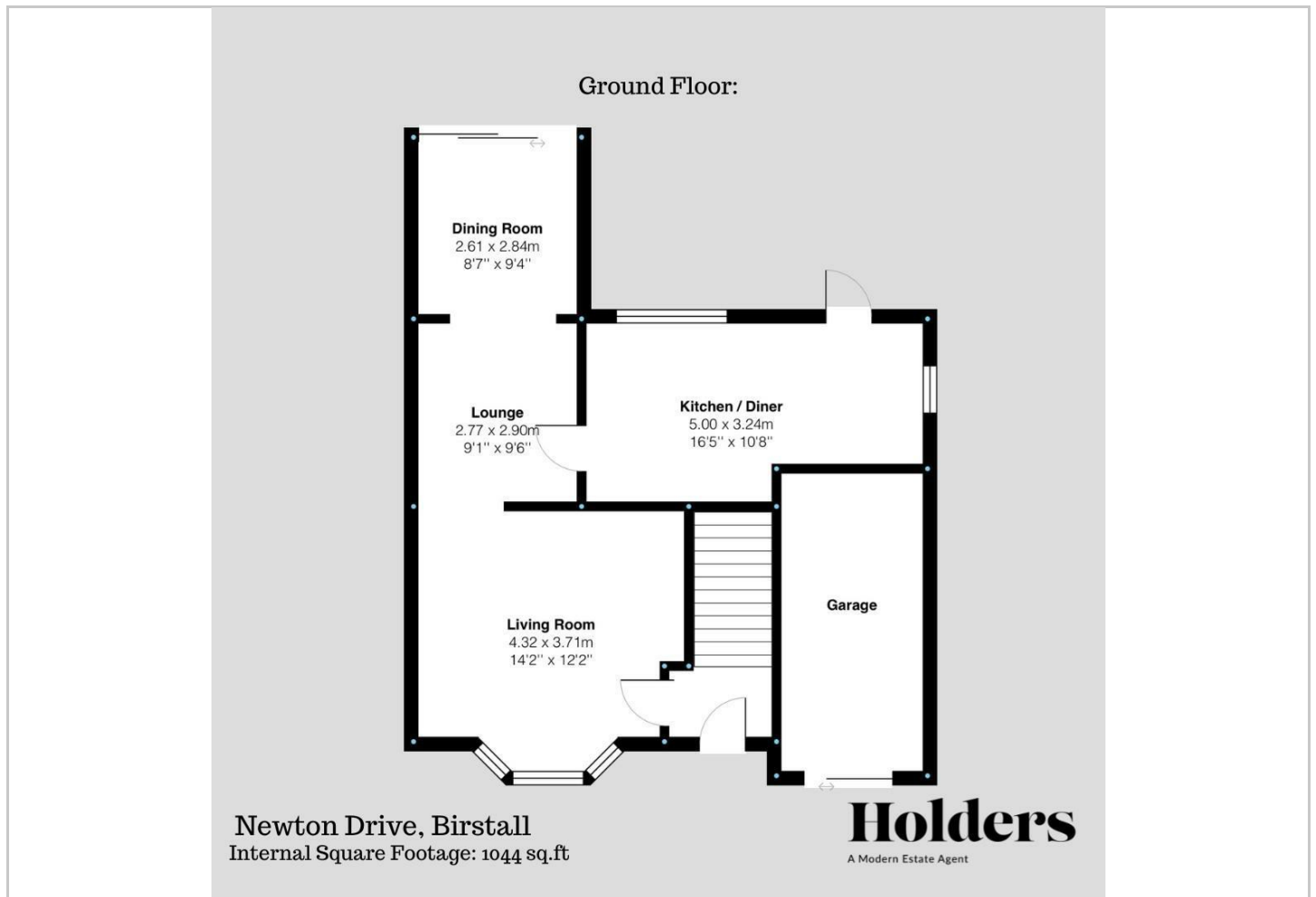
## Hybrid Map



## Terrain Map



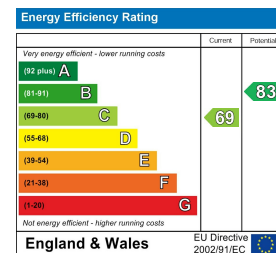
## Floor Plan



## Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.