

Holdings

A Modern Estate Agent



195 Harrowgate Drive

Birstall, Leicester, LE4 3GT

Offers over £310,000



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Upon entering the property, you are greeted by an inviting entrance hall leading to a spacious living room with access to a separate dining room and a well-equipped kitchen. Upstairs, you will find three bedrooms and a modern bathroom.

Outside, the front of the property offers off-road parking, with side access leading to a detached garage and the expansive rear garden. The generously sized garden features a lush lawn and a raised decking area, perfect for enjoying the panoramic views of the surrounding greenery fields. The tranquil atmosphere of the garden provides a peaceful retreat for relaxation and enjoyment.

Located in close proximity to local schools, village shops, and amenities, this property also benefits from convenient road links to A46, Melton Road, Rushey Mead, Beaumont Leys Shopping Centre, A6 to Loughborough, and Leicester City Centre. Additionally, a bus service operates within the area, making commuting a breeze. This home truly offers a perfect blend of comfort, convenience, and picturesque surroundings.

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

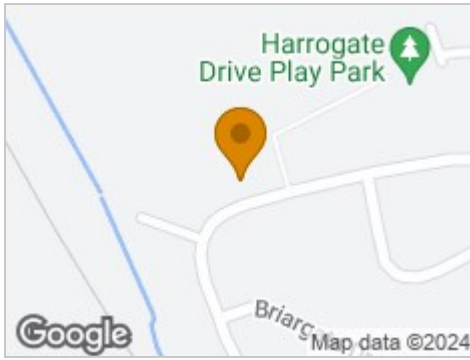
guidance only and, as such, must be considered incorrect.

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.



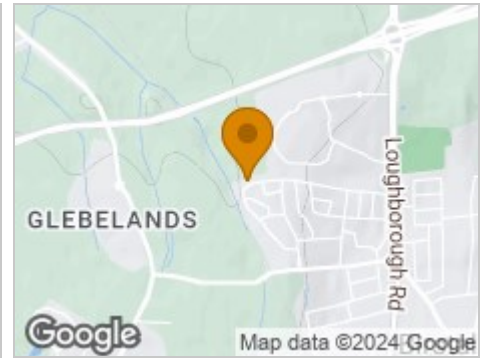
Road Map



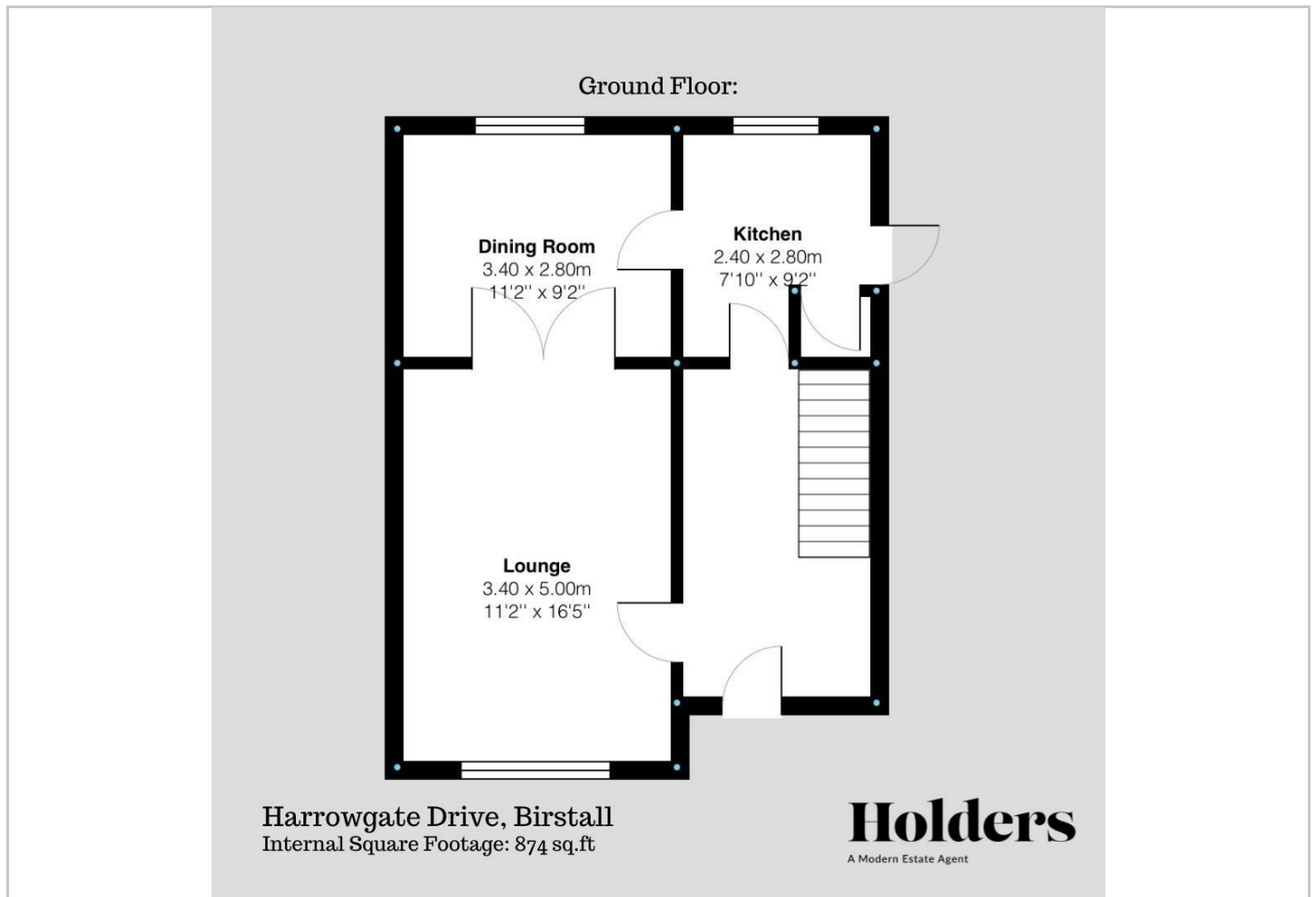
Hybrid Map



Terrain Map



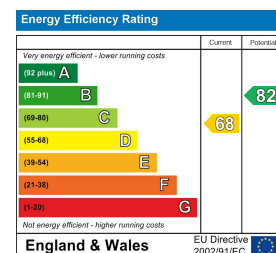
Floor Plan



Viewing

Please contact our Holdings - 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.