



Connells

The Birstall -Waterside Northgate Street
Leicester



Property Description

Waterside is a stunning development of contemporary homes and apartments on the banks of the Grand Union Canal and River Soar. Located on the very edge of Leicester city centre, this new neighbourhood is a catalyst in the rebirth of the area as it becomes a vibrant community of homes, amenities and parkland.

The Birstall is a modern and stylish three bedroom family home designed over three floors. The ground floor comprises of a welcoming hallway, handy WC and spacious kitchen / dining area complete with integrated appliances and separate utility. In addition there are French doors that open onto the terrace, ideal for breakfast by the canal on a sunny morning.

To the first floor, you'll find a dual aspect lounge with a balcony providing you with even more views and natural light. This floor also offers a private study/office as well as a handy WC.

The second floor comprises of a spacious bedroom 1 with a modern fitted en-suite and storage, whilst the second bedroom offers a Juliette balcony and a further single bedroom which share the family bathroom.

Ground Floor

- * Kitchen - 3950 x 2580 12'11" x 8'5"
- * Dining - 4570 x 2470 14'11" x 8'1"
- * Utility - 3790 x 2150 12'5" x 7'0"

- * W.C. - 1840 x 1450 6'0" x 4'9"

First Floor

- * Lounge - 6420 x 3370 21'0" x 11'0"
- * W.C. - 2130 x 1840 7'0" x 6'0"
- * Study - 2450 x 2150 8'0" x 7'0"

Second Floor

- * Bedroom 1 - 3010 x 4530 9'10" x 14'10"
- * En-suite - 1770 x 2130 5'9" x 6'11"
- * Bedroom 2 - 2650 x 3240 8'8" x 10'7"
- * Bedroom 3 - 2650 x 2270 8'8" x 7'5"
- * Bathroom - 1890 x 2150 6'2" x 7'0"

Location

Waterside development is unique in its enviable location nestled between the river, canal and city centre. Opening up a new part of Leicester for all to enjoy, you can step out of your door and into the shopping centre with ease. From hitting the high street shops or popping out for lunch at a café to a meal out followed by drinks and a show, you'll be spoilt for choice.

As well as the essentials of schools and amenities, there is also an excellent choice of recreational and leisure facilities. Sports fans can choose from a range of city centre gyms as well as local sports centre and clubs. Or if you prefer to spectate, Leicester City Football Club & Leicester Tigers are just down the road. The National Space Centre is a few

short miles away or if you prefer something more exciting, head for Twinlakes Park which is a theme park and animal farm.

Transport Links

The A50 is at the end of the road. From which you then have easy access to the A563 ring road around Leicester and the M1 which connects London to Leeds.

Leicester's main station managed by East Midlands Trains and is a major stop on train services to and from London. It is just 30 minute stroll from which you can get around the country with ease.

East Midlands Airport is less than half an hour's drive away, while Birmingham Airport is just a 45 minute drive.

New Build Efficiency

These homes are built to a high standard of energy efficiency, which means your monthly bills will be significantly less than running an older property. In fact, 84% of new build homes were rated with an EPC rating of B or above (updated HBF Watt a Save Report July '23)*

Education

Waterside is well positioned when it comes to local schools. These include Inglehurst Junior School, Slater

Primary School and Moat Community College, all rated Good by Ofsted, ensuring quality education for local children.

Additionally there are nearby colleges and universities for those pursuing higher

education, offering a vast array of courses and academic opportunities.

About The Developer

Keepmoat Homes are dedicated to creating great places for you to live, work and play. At Keepmoat, we're dedicated to creating great places for you to live, work and play.

By Constructing homes and not just houses whilst creating communities, not just building developments the Keepmoat way of doing things is plain to see the minute you step into one of their spacious and modern developments.

The commitment to smart design and attention to detail is evident in all their homes. The quality of craftsmanship, backed by warranties, offers you real peace of mind.

They have achieved 5-star builder status in the national Home Builders Federation (HBF) awards and have been independently recognised by customers for delivering quality in build and excellent customer service.

Agent Notes / Disclaimer

**All incentives are subject to developers T&Cs.

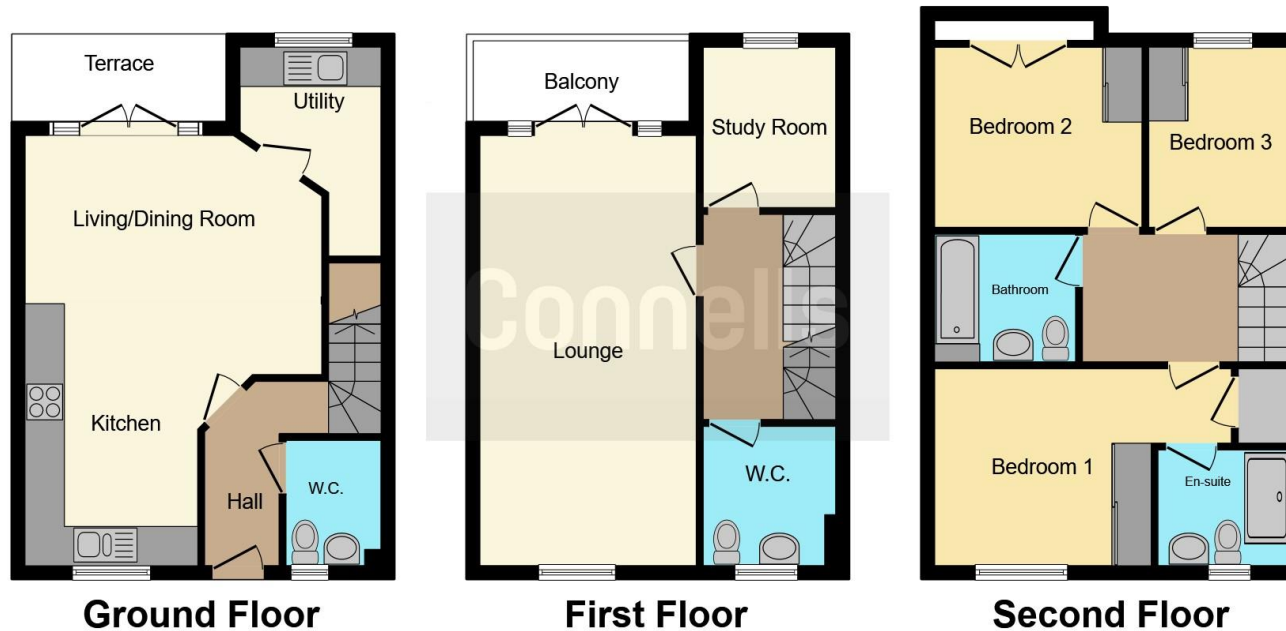
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Estate management fee: £163.65 annually + VAT.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: Exempt

Tenure: Freehold

view this property online connells.co.uk/Property/LTR323413



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