



7 Heathgate Close, Birstall

£285,000 Freehold

Three bedrooms, an excellent location and almost limitless potential; this home on Birstall's Heathgate Close is too good to miss!

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Retaining much of the original design, the property is formed of an entrance hallway, which provides access to the large inter-connected living and dining rooms, as well as the kitchen. The living area is delightful, with modern patio doors to the rear, a central chimney and a characterful archway dividing the two spaces. The kitchen benefits from an L-shaped layout, with space for freestanding appliances, as well as an original serving hatch into the dining room.

Upstairs, the home consists of three generous bedrooms; two doubles and a larger-than-average single. The master bedroom features the same charming art-deco style bay window as the living room, whilst the second bedroom benefits from handy built-in storage. The upper floor is completed by the upgraded bathroom, which now includes a large walk-in shower, as well as the usual sink and W.C.

Externally, the property features a large driveway to the front, as well as a lengthy driveway to the side. At the rear, the home benefits from an additional workshop space, as well as a lengthy rear garden.

Heathgate Close is a quaint Q-shaped road with a very appealing green space in the centre, with well-maintained grass and mature trees. The location couldn't be more ideal, with shops sited within walking distance, as well as ready access to the A6 for journeys to Leicester, Loughborough and beyond.

Birstall is an up-and-coming village on the outskirts of Leicester, with roots dating back a thousand years. Benefitting from several schools, handy shops and even a few pubs, this village could certainly house your next home!

Council Tax band: C

Tenure: Freehold

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

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Hallway

13' 9" x 5' 11" (4.20m x 1.81m)

13' 9" x 5' 11"

Living Room

17' 5" x 10' 11" (5.31m x 3.34m)

17' 5" x 10' 11"

Dining Room

8' 8" x 8' 10" (2.63m x 2.68m)

8' 7" x 8' 9"

Kitchen

11' 0" x 8' 3" (3.35m x 2.51m)

10' 11" x 8' 2"





Landing

7' 10" x 7' 1" (2.38m x 2.15m)

7' 9" x 7' 0"

Bedroom One

14' 3" x 9' 10" (4.35m x 3.00m)

14' 3" x 9' 10"

Bedroom Two

11' 10" x 11' 2" (3.60m x 3.40m)

11' 9" x 11' 1"

Bedroom Three

7' 2" x 7' 10" (2.18m x 2.38m)

7' 1" x 7' 9"

Bathroom

7' 7" x 5' 11" (2.31m x 1.80m)

7' 6" x 5' 10"



Garage

21' 3" x 7' 8" (6.47m x 2.34m)

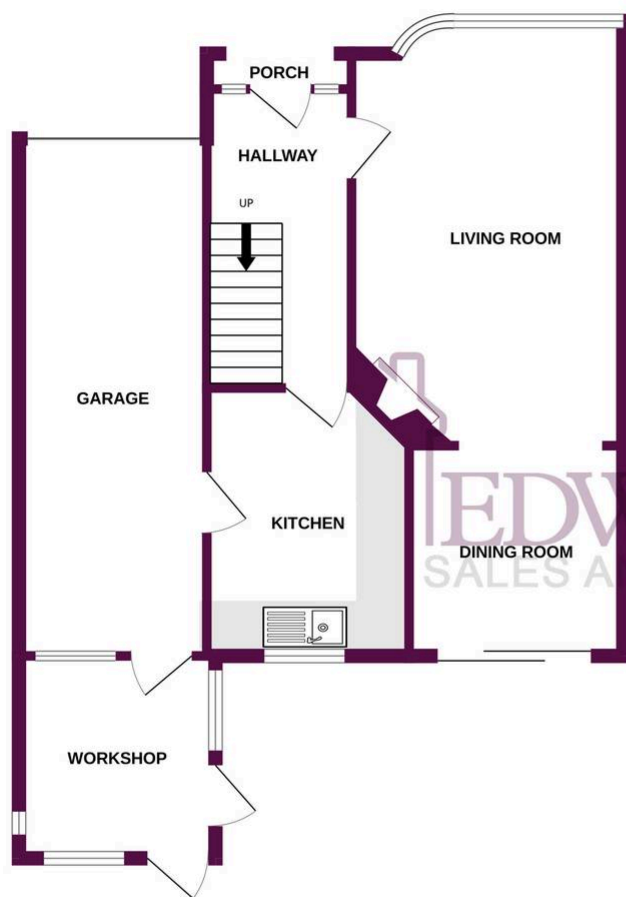
21' 2" x 7' 8"

Workshop

8' 4" x 8' 0" (2.53m x 2.44m)

8' 3" x 8' 0"

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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