



Sinclair



20 Queensgate Drive, Birstall, Leicestershire, LE4 3JQ

Guide Price £299,950

01509 812777 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Sought After Residential Location
- Worcester Combination Boiler
- Well proportioned Garden
- Council Tax Band\*: C
- Drive, Carport & Garage
- UPVC Double Glazing
- Super Family Home
- Price: £299,950

## Overview

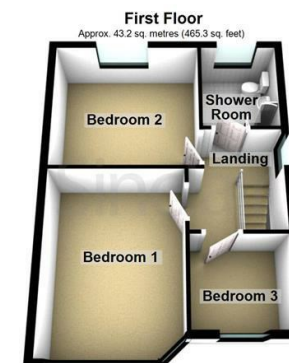
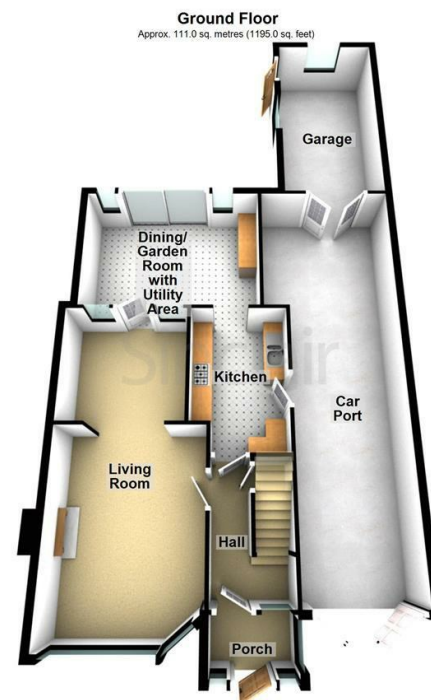
Located in this ever popular residential setting with ease of access to the village centre and amenities stands this three bedroomed semi detached residence benefitting from uPVC double glazing and a Worcester Bosch combination gas fed boiler. The accommodation comprises: porch, reception hall, living room, separate dining / garden room, fitted kitchen and on the first floor a landing gives way to three bedrooms and fitted shower room. Outside there is ample parking to the front, a carport and a brick built garage. The rear garden is generously proportioned with lawned patio areas. A super family home.

## Location\*\*

Birstall is the last major settlement before Leicester when arriving from the north (A6) and forms part of the Leicester Urban Area offering excellent transport links. The village contains two supermarkets, a garden centre and a variety of other facilities. There are a number of schools, including Highcliffe and Riverside Primary, Stonehill High School and Longslade Community College. The Grand Union Canal runs through the bottom end of the village, separating it from Watermead Country Park, a series of lakes in the bottom of the Soar Valley, which have been set aside as a recreational area and country park. Nearest Airport: East Midlands (16.9 miles). Nearest Train Station: Leicester (4.2 miles). Nearest Town/City: Leicester (3.2 miles). Nearest Motorway: M1 (21a)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

Double glazed entrance door with adjacent windows through to the entrance porch.

### ENTRANCE PORCH

The entrance porch has electric light and entrance door through to the reception hall.

### RECEPTION HALL

The reception hall has stairs accessing the first floor with an under stair storage cupboard, radiator and doors accessing the fitted kitchen and main living room.

### LIVING ROOM

The living room has two main areas.

The lounge area is 10'11" x 16'2" (In to bay window and to the side of chimney breast) uPVC double glazed half bay window to the front elevation, radiator and open access to a further living room space.

The further living room space is 9'7" x 8'8". A further radiator and a door with adjacent windows through to the dining room.

### DINING ROOM

15'8" x 10'5" (4.78m x 3.18m)

Contemporary wall mounted radiator and a utility space with a work surface and storage cupboards over. Plumbing for washing machine, space for a tumble dryer, space for a tall standing fridge freezer and uPVC double glazed sliding doors and adjacent windows overlooking and accessing the garden. Access to the kitchen.

### KITCHEN

11'2" x 8'1" (3.40m x 2.46m)

The kitchen is fitted with a one and a half bowl single drainer sink unit with mixer tap over and cupboard under. Units to the wall and base, roll edge work surface and tiled surround. Five ring stainless steel gas hob with extractor fan over, under units space for additional appliances and a double gas oven and grill. Plumbing for dishwasher, tiled flooring, wall mounted Worcester combination gas fed boiler and uPVC double glazed door with inset opaque glass window accessing the side covered carport.

### ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms and a fitted shower room. Loft access hatch.

### BEDROOM ONE

14'3" x 10' (4.34m x 3.05m)

(In to bay window)

uPVC double glazed half bay window to the front elevation, radiator, electric power points to accommodate a wall mounted TV.

### BEDROOM TWO

12'1" x 8'10" (3.68m x 2.69m)

(To the front of wardrobe / cupboards)

uPVC double glazed window to the rear elevation overlooking the garden. Radiator.

### BEDROOM THREE

7'7" x 7'1" (2.31m x 2.16m)

uPVC double glazed window to the front elevation. Radiator.

### FITTED SHOWER ROOM

The fitted shower room is fitted with a corner shower cubicle with curved door screening, white low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap, tiled flooring, tiled walls, heated chrome towel rail and uPVC double glazed opaque glass window to the rear elevation.

### OUTSIDE

To the front of the property there is a block paved driveway providing off road parking and double gated access leading to the carport.

The carport is 32'4" x 7'9". The covered carport leads to the brick garage.

The brick built garage is 17'9" x 9'1". The garage is currently used as a workshop / store with base and wall level units, windows to the side and rear elevations, personal access door leading to the garden.

The rear garden is generously proportioned with a slabbed patio area to the rear of the property, low retaining wall and steps down to a garden laid mainly to lawn, there are planting borders and further slabbed patio area to the rear elevation. Timber built store.

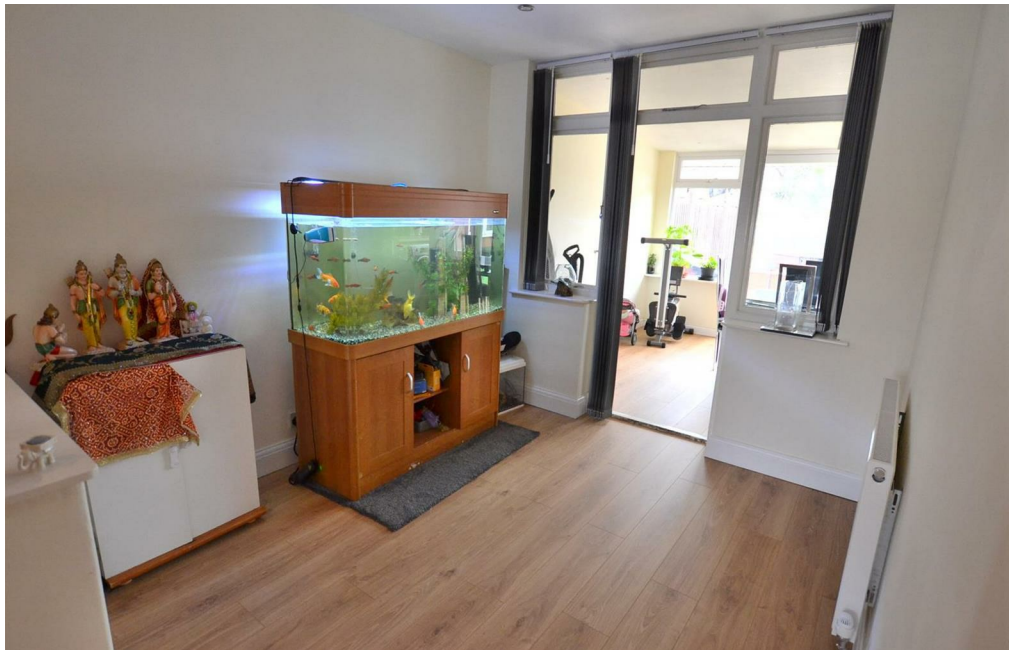




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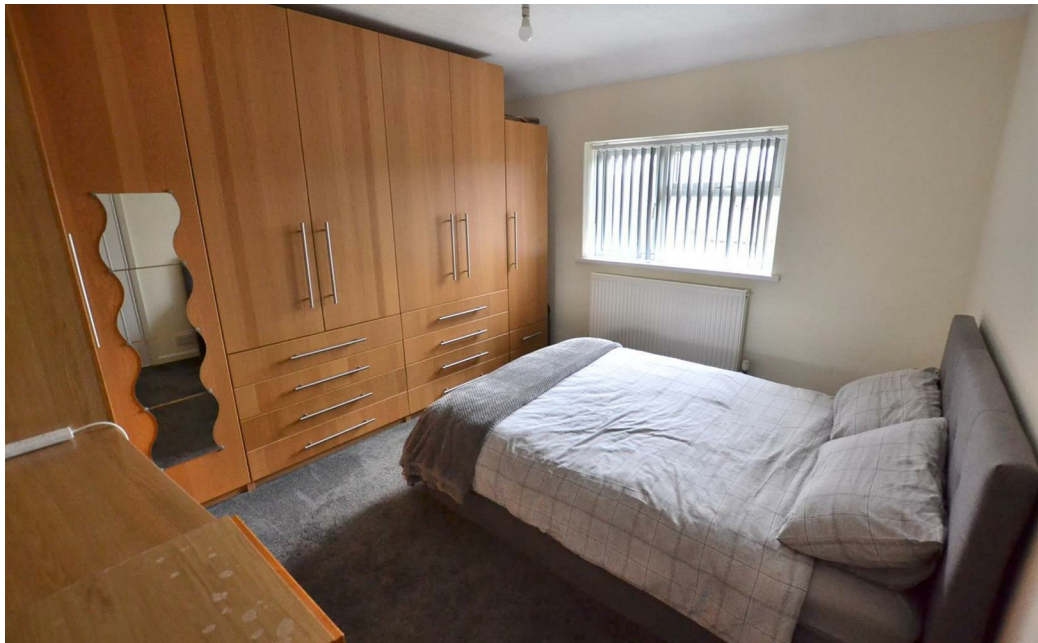
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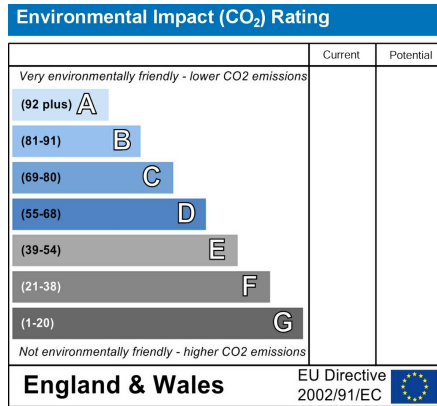
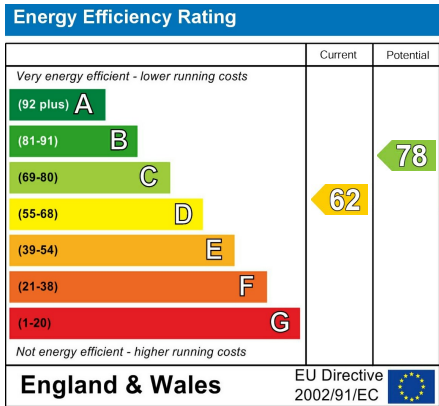




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### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

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