



Sinclair

52 Woodgate Drive, Birstall, Leicestershire, LE4 3JW

£359,950

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Sought After Village Location
- Rewired Throughout (2023)
- Generously Proportioned Gardens
- Council Tax Band*: D
- New Worcester Boiler (2023)
- Oversized Garage with WC
- No Upward Chain
- Price: £359,950

Overview

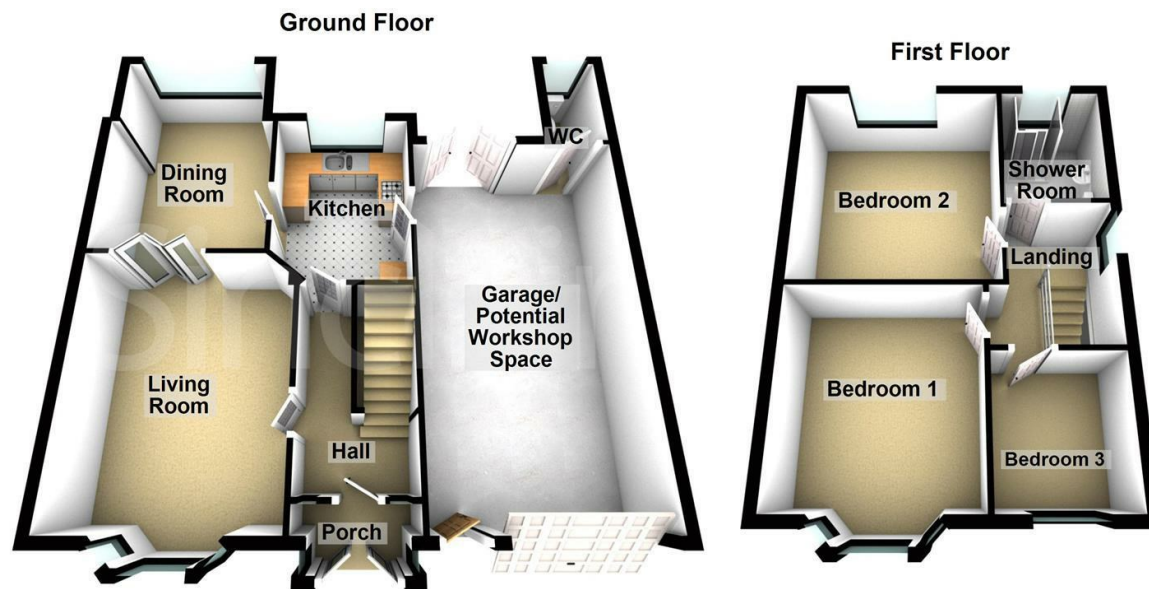
This gable and bay fronted three bedroomed detached family home has been improved since 2023/24, having been rewired, re-plastered, and with a new Worcester Bosch combination gas fed boiler. The accommodation has new floor coverings throughout and in brief comprises: entrance porch, reception hall, living room, separate extended dining room, kitchen and a generously proportioned open space and garage with downstairs WC. On the first floor a landing gives way to three bedrooms and a shower room. Outside the garden and plot is a particular feature of sale being generously proportioned, there is a driveway providing off road car standing. The property is offered with no upward chain.

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.



52 Woodgate Drive, Birstall, Leicestershire, LE4 3JW

Sinclair

Detailed Accommodation

Double uPVC double glazed doors through to the porch.

PORCH

The porch has uPVC double glazed windows to both elevations and multi pane entrance door through to the reception hall.

RECEPTION HALL

The reception hall has stairs accessing the first floor, re-laid wood effect laminate flooring and a new electric consumer unit. Radiator, built-in meter cupboard and doors accessing the kitchen and main living room.

LIVING ROOM

14'9" x 12'4" (4.50m x 3.76m)
(Not including bay window)

uPVC double glazed and leaded light walk-in bay window to the front elevation. Re-laid wood effect laminate flooring. Bi-fold doors accessing the extended dining room.

DINING ROOM

13'8" x 10'3" max x 9'9" min (4.17m x 3.12m max x 2.97m min)

There is a dining area with door accessing the kitchen and additional seating area, radiator and uPVC double glazed leaded light windows to the rear elevation overlooking the garden. Re-laid wood effect laminate flooring.

REFITTED KITCHEN

12'11" x 8'2" (3.94m x 2.49m)

The kitchen has been refitted with a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over, base and wall level units, roll edge work surface, gas cooker point, stainless steel extractor canopy hood over, newly installed Worcester combination gas fed boiler, separate work surface with drawer storage under. uPVC double glazed leaded light window to the rear elevation overlooking the garden. Plumbing for washing machine and door accessing the open space with electric light and power and oversized garage.

OPEN OVERSIZED GARAGE SPACE

21'8" x 11'6" (6.60m x 3.51m)

Electric light and power, refitted uPVC double glazed double doors to the rear elevation accessing the garage and door accessing a downstairs separate WC.

DOWNSTAIRS WC

The downstairs WC has electric light, uPVC double glazed opaque glass window to the rear elevation and low flush WC.

ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms, shower room, radiator and uPVC double glazed opaque glass window to the side elevation. There is re-laid laminate flooring throughout the landing and bedrooms.

BEDROOM ONE

14'3" x 11' (4.34m x 3.35m)
(In to bay window)

uPVC double glazed leaded light walk-in bay window to the front elevation. Radiator.

BEDROOM TWO

12'6" x 11'9" (3.81m x 3.58m)
(Including airing cupboard)

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

BEDROOM THREE

7'11" x 7'8" (2.41m x 2.34m)
(Measurements include the wardrobe / cupboard)

uPVC double glazed leaded light window to the front elevation, radiator and fitted wardrobe / cupboard.

SHOWER ROOM

The shower room is fitted with a white three piece suite comprising: double width shower cubicle with sliding door screening, white low flush WC with push button flush, pedestal wash hand basin with chrome mixer tap. Tiled walls, radiator and uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

To the front of the property is a low retaining brick wall with ornate railings and double gated access to the front drive. The driveway is block paved providing off road car standing with access to the garaging.

The garage is 15'11" x 8'2" max x 7'5" min. The garage has an up and over door, electric light and power, window to the rear elevation and a personal access door.

To the rear is a generously proportioned private mature garden with slabbed patio area, shaped lawned areas with wood surrounding pathways, planting borders, variety of mature plants, shrubs and trees and towards the rear of the property is a timber built shed and greenhouse.



52 Woodgate Drive, Birstall, Leicestershire, LE4 3JW

Sinclair



52 Woodgate Drive, Birstall, Leicestershire, LE4 3JW





52 Woodgate Drive, Birstall, Leicestershire, LE4 3JW





52 Woodgate Drive, Birstall, Leicestershire, LE4 3JW


Sinclair



52 Woodgate Drive, Birstall, Leicestershire, LE4 3JW

Sinclair

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

15 High Street, Sileby, Leicestershire, LE12 7RX
Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk