



Sinclair



94 Harrowgate Drive, Birstall, Leicestershire, LE4 3GN

£277,500

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Property at a glance

- Sought After Residential Location
- Lovely Mature Rear Garden
- Baxi Combination Boiler
- Council Tax Band*: C
- Three Bedrooms
- 16'1" x 12'2" Garage
- No Upward Chain
- Price: £277,500

Overview

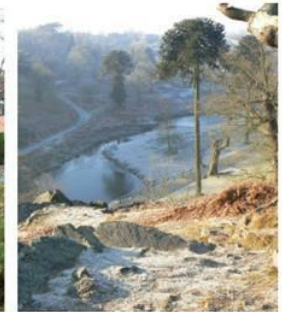
Offered with no upward chain this gable fronted semi detached residence situated on the ever popular 'Gates Estate'. The property benefits from uPVC double glazing and a Baxi combination gas fed boiler and has accommodation which in brief comprises: porch, reception hall with cloaks cupboard, living room which opens to the dining room, fitted kitchen, three bedrooms and family bathroom. Outside there is a front garden, driveway providing off road car standing, 16'1" x 12'2" garage; and the rear garden enjoys a private and southerly rear aspect with decking and lawned area's.

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

uPVC double glazed entrance door with inset leaded light window and adjacent matching windows through to the porch.

PORCH

The porch has an entrance door and side opaque glass window through to the reception hall.

RECEPTION HALL

The reception hall has a meter cupboard, stairs accessing the first floor, radiator, door accessing a cloaks cupboard and the main living room.

LIVING ROOM

14'9" x 10'10" (4.50m x 3.30m)
(Including fireplace)

uPVC double glazed leaded light bow window to the front elevation, radiator, feature fireplace with tiled hearth, brick back and an inset multi fuel burning stove with a solid wooden over mantel. Open access to the dining room.

DINING ROOM

9'5" x 8'10" (2.87m x 2.69m)
uPVC double glazed tilt and slide patio door overlooking and accessing the garden, radiator and access to the fitted kitchen.

FITTED KITCHEN

10'9" x 8'1" (3.28m x 2.46m)
The kitchen is fitted with a one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. There is a range of fitted units to the wall and base with chrome bar handles, roll edge work surface and tiled surround. Five ring stainless steel gas hob with oven under and extractor fan over, plumbing for washing machine and space for a tall standing fridge freezer. uPVC double glazed window to the rear elevation overlooking the garden, uPVC double glazed door with inset opaque glass window to the side elevation, garden and oversized garage.

ON THE FIRST FLOOR

On the first floor a landing gives way to three bedrooms and bathroom. uPVC double glazed opaque glass window to the side elevation, double over stair storage cupboard and loft access hatch.

BEDROOM ONE

11'11" x 9'11" (3.63m x 3.02m)
(Including bedroom furniture)

uPVC double glazed leaded light window to the front elevation, radiator and a range of fitted bedroom furniture including chest of drawers, wardrobe / cupboards, overhead storage and bedside tables.

BEDROOM TWO

11'2" x 10'1" (3.40m x 3.07m)
(To the front of wardrobe / cupboards)

uPVC double glazed window to the rear elevation overlooking the garden, radiator, fitted wardrobe / cupboards and a further cupboard housing the Baxi combination gas fed boiler with additional storage.

BEDROOM THREE

8'4" x 7'2" (2.54m x 2.18m)
uPVC double glazed leaded light window to the front elevation. Radiator.

BATHROOM

The bathroom is fitted with a corner panel bath with shower over, vanity unit with inset wash hand basin, chrome mixer taps and cupboards under. Low flush WC, radiator and uPVC double glazed opaque glass window to the rear elevation.

OUTSIDE

To the front of the property is a walled boundary and front garden with a variety of ornamental trees, plants and shrubs. Block paved driveway leading to the oversized garage.

The garage is 16'1" x 12'2" with an up and over door, electric light and power, personal access door to the front driveway, under stair storage cupboard, work bench to the rear, uPVC double glazed window and further personal access door leading to the rear garden.

The rear garden enjoys privacy to the rear boundary with a south facing aspect, timber decked areas, patio seating areas and garden laid to lawn. There is a variety of plants shrubs and trees and central pond feature.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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

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Photographs

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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

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Thinking of Selling?

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



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