

Sinclair



30 Queensgate Drive, Birstall, Leicestershire, LE4 3JQ

£254,500

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Property at a glance

- Favoured Village Location
- Wide Frontage
- No Upward Chain
- Council Tax Band*: C
- Corner Position
- Worcester Bosch Gas Boiler
- Ample Parking and Garaging
- Price: £254,500

Overview

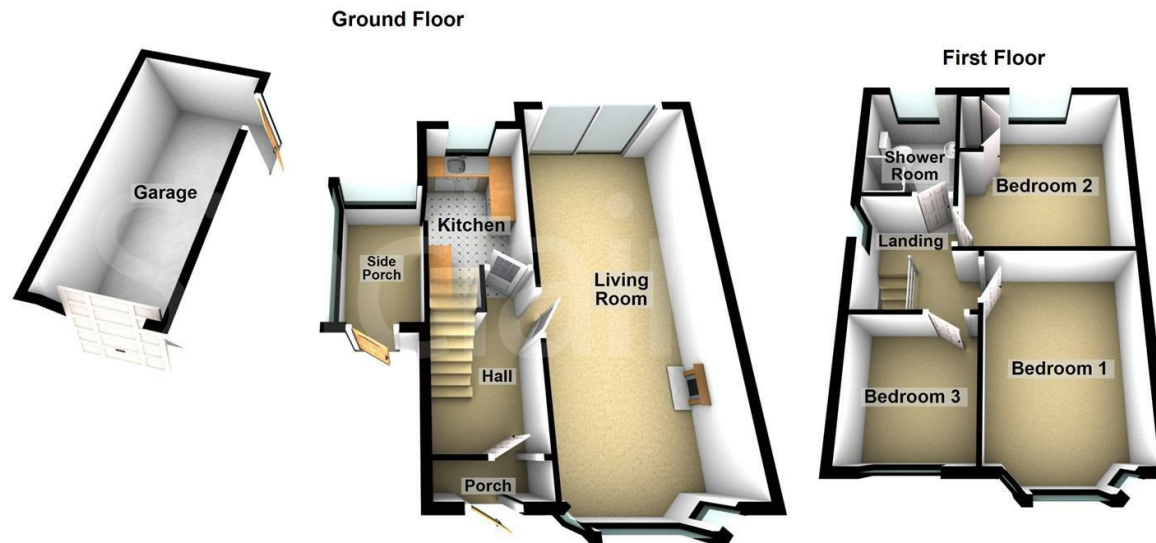
Occupying a pleasant corner position with wide frontage and overlooking the green. This traditionally styled semi-detached residence is offered with no upward chain and although requiring some modernisation it is priced accordingly. The property benefits from uPVC double glazing and gas central heating and has accommodation in brief comprising; porch, reception hall, 28 foot long lounge diner, fitted kitchen and side porch/store. On the first floor landing gives way to three bedrooms and a shower room fitted with a white three piece suite. Outside the front provides ample off road parking and leads to a garage whilst to the side and rear there is a bin store and enclosed garden.

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

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There is an arched uPVC double glaze wood door with inset opaque glass windows through to the porch.

THE PORCH

Period entrance door with stained-glass ledded light window through to the reception hall.

RECEPTION HALL

Radiator, Stairs accessing first floor, cloaks hanging space, meter cupboard, doors accessing the fitted kitchen and lounge diner.

LOUNGE DINER

28 x 10'11 (to side of chimney breast) (8.53m x 3.33m (to side of chimney breast))

uPVC double glazed half bay window to the front elevation overlooking the green, radiator, feature fireplace with marble effect hearth and surround, inset light flame as fed fire. There is a further radiator to the dining area, uPVC double glazed tilt and slide patio door accessing the garden.

FITTED KITCHEN

9'11 x 6'5 (3.02m x 1.96m)

There is a single drainer stainless steel sink unit with cupboards under, fitted units to the wall and base, roll edge worksurface, electric and gas cooker points, extractor fan, uPVC double glazed window overlooking the garden, plumbing for washing machine, door accessing the side porch.

SIDE PORCH

9'1 x 5'5 (2.77m x 1.65m)

The porch is a useful space with two radiators, electric light and power. The porch is of uPVC double glazed construction, the personnel access door to the bin store and there is an under stairs storage cupboard.

FIRST FLOOR

Landing gives way to three bedrooms and shower room with white three piece suite.

BEDROOM ONE

14'3 x 10'2 (4.34m x 3.10m)

uPVC double glazed windows to the front elevation overlooking the green, radiator.

BEDROOM TWO

13'8 x 11'1 (including wardrobe/cupboards) (4.17m x 3.38m (including wardrobe/cupboards))

uPVC double glazed window overlooking the garden, radiator, airing cupboard housing the combination Worcester Bosch gas boiler. Wardrobe/cupboard.

BEDROOM THREE

7'11 x 7'1 (2.41m x 2.16m)

uPVC double glazed window overlooking the green, radiator.

SHOWER ROOM

Fitted with a white three piece suite comprising shower cubicle with with door screening, low flush WC, vanity unit surmounted by a wash hand basin with cupboards under, radiator, uPVC double glazed opaque glass window.

OUTSIDE

The property occupies a corner position overlooking the green with a wide frontage providing ample of road parking and a block paved slabbed and graveled front garden. The driveway in turn accesses the garage and there is a personnel access door leading to the bin store and rear garden.

GARAGE

18'7 x 8'8 (5.66m x 2.64m)

There is an up and over door, personnel access door to the garden and window to the rear elevation.

REAR GARDEN

Slabbed patio area with shaped lawn beyond, planting borders, outside water tap.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(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	

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

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