



Sinclair

34 Heathgate Close, Birstall, Leicestershire, LE4 3GU

£325,000

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Property at a glance

- Open Views Of Green To Front
- Canopied Outdoor Seating Space
- Private rear gardens
- Council Tax Band*: C
- Stunning Garden Room
- Ample Parking and Garaging
- Beautiful Family Home
- Price: £325,000

Overview

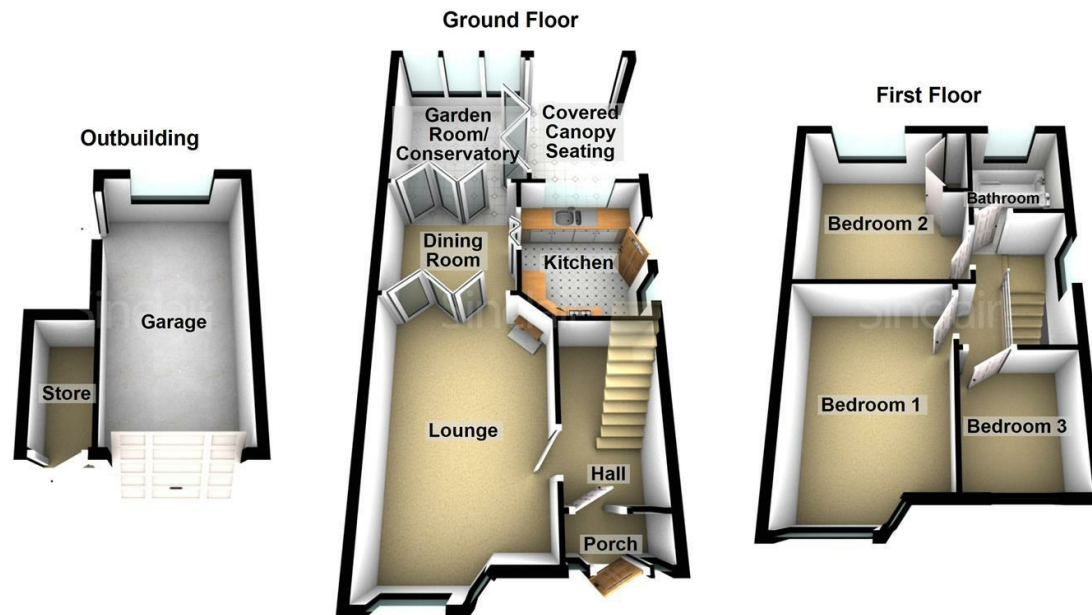
Occupying a pleasant position on the close with views over the open green, this beautifully maintained three bedroom bay fronted semi detached home enjoys private and mature rear gardens, the driveway with ample parking and bb garage, internally the accommodation comprises, porch reception hall, living room, separate dining room, fitted kitchen with potential for further development. Stunning garden room with extended outdoor canopy seating area and bi fold doors enjoying views over the 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

DETAILED ACCOMODATION

uPVC double glazed entrance door with arched surround through to the Entrance Porch. The Entrance Porch has a period wood striped door with inset leaded light and stained glass window through to the reception hall

RECEPTION HALL

10'3 x 6 (3.12m x 1.83m)

The reception hall has wood effect laminate flooring and under stairs storage cupboard, radiator, balustrade staircase accessing the first floor, cloaks hanging space and oak veneer door with inset windows through to the main Living Room.

LIVING ROOM

15'2 x 11 (4.62m x 3.35m)

uPVC double glazed half bay window to the front elevation, two radiators, continued wood effect laminate flooring, feature fireplace with hearth surmounted by wood burning stove, exposed brick surround and rustic timber over mantle, bi-fold doors accessing the Dining Room.

DINING ROOM

8'10 x 8'9 (2.69m x 2.67m)

The dining room has continued wood effect laminate flooring, radiator, oak veneer door with inset windows to the fitted kitchen and bi folding uPVC double glazed doors accessing the Garden Room

FITTED KITCHEN

9'10 x 8'1 (3.00m x 2.46m)

The kitchen is fitted with a one and half bowl single drainer sink unit with mixer tap over and cupboards under , fitted units to the wall and base, rolled edge work surface and tiled surround, electric hob with oven under and extractor fan over, space for a tall standing fridge freezer, plumbing for washing machine, space for tumble dryer, uPVC double glazed door with inset window accessing the driveway and garden, uPVC double glazed window over looking the garden.

GARDEN ROOM

10'8 x 9'6 (3.25m x 2.90m)

The garden room is a particular feature of sale with bi folding doors opening to a covered canopied outdoor seating area , uPVC double glazed windows overlooking the garden, electric power points.

FIRST FLOOR

The first floor landing gives way to three bedrooms and re fitted bathroom , loft access hatch, uPVC double glazed window.

BEDROOM ONE

14'10 x 9'10 (into bay) (4.52m x 3.00m (into bay))

uPVC double glazed half bay window enjoying open views of the green to the front, radiator.

BEDROOM TWO

11' x 11'8 (3.35m x 3.56m)

uPVC double glazed window to the rear elevation looking over the garden, built in airing cupboard.

BEDROOM THREE

8'1 x 7'1 (2.46m x 2.16m)

uPVC double glazed window enjoying views over the open green, radiator.

BATHROOM

Fitted with a bath with thermostatic shower over, tiled surround, low flush W.C, pedestal wash hand basin, tiled walls, heated chrome towel rail and uPVC double glazed windows to two elevations.

OUTSIDE

The position and gardens are a particular feature of sale, the front overlooks the open green on the close, blocked paved driveway providing off road parking and an ornamental corner garden area. Gated side access which leads to further off road parking and the brick built garage. The rear garden is a particular feature of sale being beautifully maintained and offering privacy to the plot. Canopied outdoor seating area enjoys views over the garden, railway sleeper edging with a variety of mature plants, shrubs and trees. Timber screen fencing and a sectioned area to the garden with artificial grassed area and a variety of fruit trees including apple, cherry and pear.

GARAGE

The Garage has an up and over door, personal access door and uPVC double glazed window

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Energy Efficiency Rating

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

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

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