



189 Harrowgate Drive  
Birstall, Leicester, LE4 3GT  
**£335,000**



EXTENDED TO THE GROUND & FIRST FLOOR! OPEN VIEWS TO THE REAR! Set in the ever-popular village of Birstall this well presented, extended family home is a must view for potential buyers. The accommodation briefly consists of, porch, entrance hall, lounge, dining room and a kitchen to the ground floor. To the first floor are three good size bedrooms all of which benefit from fitted wardrobes and a four-piece family bathroom. The property also benefits from upvc double glazing, gas central heating, off road parking for several vehicles and a garage. Viewing is strictly by appointment only.

- Extended Detached Family Home
- Open Views To The Rear
- Lounge, Dining Area & Kitchen
- Three Good Size Bedrooms
- Four Piece Bathroom
- Low Maintenance Gardens
- Garage & Parking For Several Vehicles
- EPC Rating D, Freehold, Council Tax Band C



## Location

Birstall is a large village in the Charnwood district of Leicestershire, convenient for Leicester, Nottingham, Loughborough and Melton with road and rail links making Birstall the ideal commuter base. Within Birstall is its local amenities, The River Soar and Watermead Country Park with its woodland walks, cycle tracks, picnic areas and lakes is a haven for wetland wildlife is popular with families, walkers and cyclists.

## The Property

The property is entered via double glazed upvc doors leading into.

## Porch

With glazed door leading into.

## Entrance Hall

13'7" x 5'10" (4.15 x 1.79 )

With feature staircase leading to the first floor, cloakroom and provides access to the following.

## Lounge

15'8" x 10'11" (4.78 x 3.33)

With bay window to the front aspect, gas fire with feature surround and coved ceiling.

## Dining Room

13'10" x 8'7" (4.24 x 2.64 )

With coved ceiling and upvc double glazed french doors leading onto the rear garden.

## Kitchen

13'9" x 8'0" (4.20 x 2.46 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a fitted double oven, hob and extractor, sink and drainer unit, plumbing for a washing machine and a dishwasher, further space for a dryer.

## The First Floor Landing

5'9" x 6'10" (1.76 x 2.10 )

With window to the side, airing cupboard housing the boiler, loft hatch and provides access to the following.

## Bedroom One

12'7" x 9'8" (3.84 x 2.97)

With window to the rear and fitted wardrobes.

## Bedroom Two

10'9" x 10'0" (3.30 x 3.05)

With window to the front and a range of fitted bedroom furniture.

## Bedroom Three

8'2" x 6'11" (2.49 x 2.13)

With window to the front and fitted wardrobe.

## Bathroom

9'6" x 7'0" (2.92 x 2.14 )

Fitted with a four piece suite comprising, low level wc, vanity unit with mounted basin, bath and walk in shower.

## Outside

To the front of the property is a tarmac drive with block paved path leading to the property and gated access to the side and rear. To the rear is a low maintenance garden with patio area, artificial lawn and a mixture of fenced and walled boundaries.

## Services

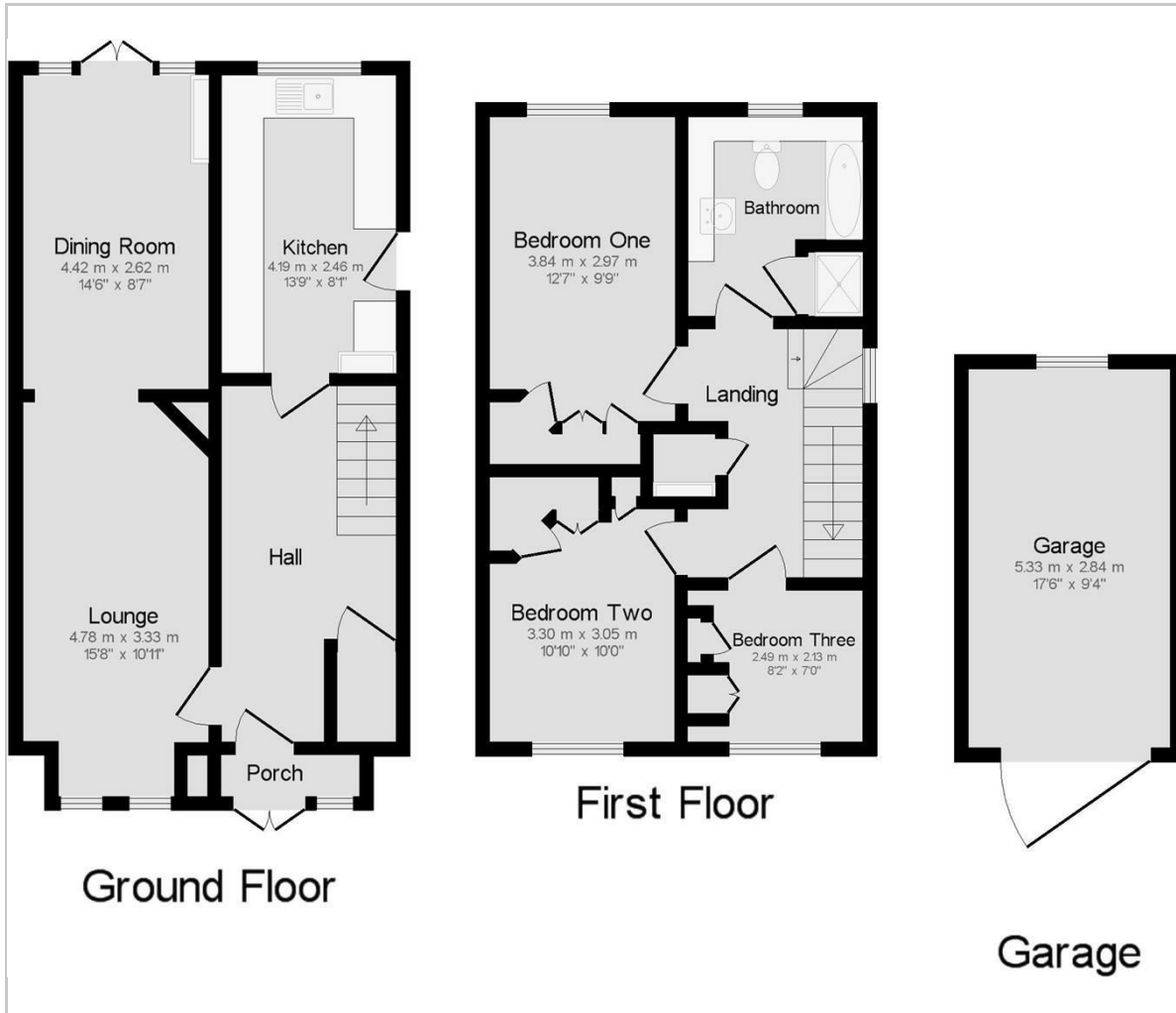
The property benefits from mains, gas, water, electric and drainage.

Internet- standard and ultrafast are available. See Ofcom checker for more details

Mobile see Ofcom checker for more details <https://checker.ofcom.org.uk/>



## Floor Plan



## Viewing

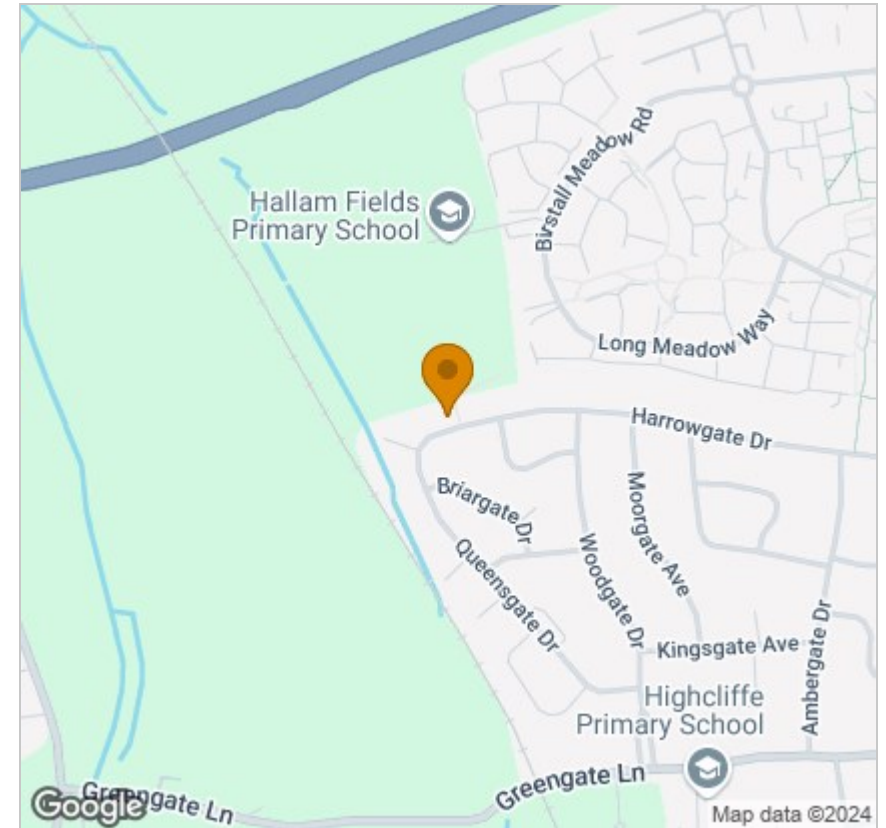
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

