



21 Castlegate Avenue  
Leicester, LE4 3FD

£265,000





LOOKING TO PUT YOUR MARK ON A PROPERTY? NO UPWARD CHAIN AND A CORNER PLOT!

Set in the popular village of Birstall, this spacious semi detached home is a must view for buyers wanting to put their mark on a property. The property does require upgrading but offers great potential. The accommodation briefly consists of, porch, entrance hall, two reception rooms, and an extended kitchen to the ground floor. To the first floor are three good size bedrooms, bathroom and a separate wc. The property also benefits from gas central heating, rear garden, garage and off road parking. Viewing is strictly by appointment only.

- Semi Detached Home Set On A Corner Plot
- Renovation Required But Great Potential
- Two Reception Rooms & Extended Kitchen
- Three Good Size Bedrooms
- Garage & Parking
- Gas Central Heating
- Viewing Essential
- 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 many 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 a upvc double glazed door leading into.

**Porch**

1'7" x 6'0" (0.49 x 1.85 )

With glazed hardwood door leading into.

**Entrance Hall**

12'10" x 6'4" (3.92 x 1.94 )

With stairs to the first floor and provides access to the following.

**Lounge**

11'1" x 14'3" (3.40 x 4.35 )

With bay window to the front aspect, fireplace and doors leading into.

**Dining Room**

13'6" x 10'11" (4.12 x 3.35 )

With window to the rear.

**Kitchen**

11'4" x 11'2" (3.47 x 3.41)

(maximum measurements) Fitted with floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a sink and drainer unit, tiled flooring and plumbing for a washing machine.

**The First Floor Landing**

6'5" x 8'5" (1.98 x 2.57 )

With window to the side, loft hatch and provides access to the following.

**Bedroom One**

13'11" x 11'3" (4.25 x 3.44)

With bay window to the front aspect.

**Bedroom Two**

11'0" x 13'6" (3.36 x 4.13 )

With window to the rear and fitted wardrobe.

**Bedroom Three**

8'2" x 6'5" (2.50 x 1.98 )

With window to the front.

**Bathroom**

5'5" x 6'6" (1.66 x 1.99)

Fitted with a two piece suite comprising panelled bath and pedestal basin.

**WC**

3'9" x 2'4" (1.16 x 0.73)

With low level wc and window.

**Outside**

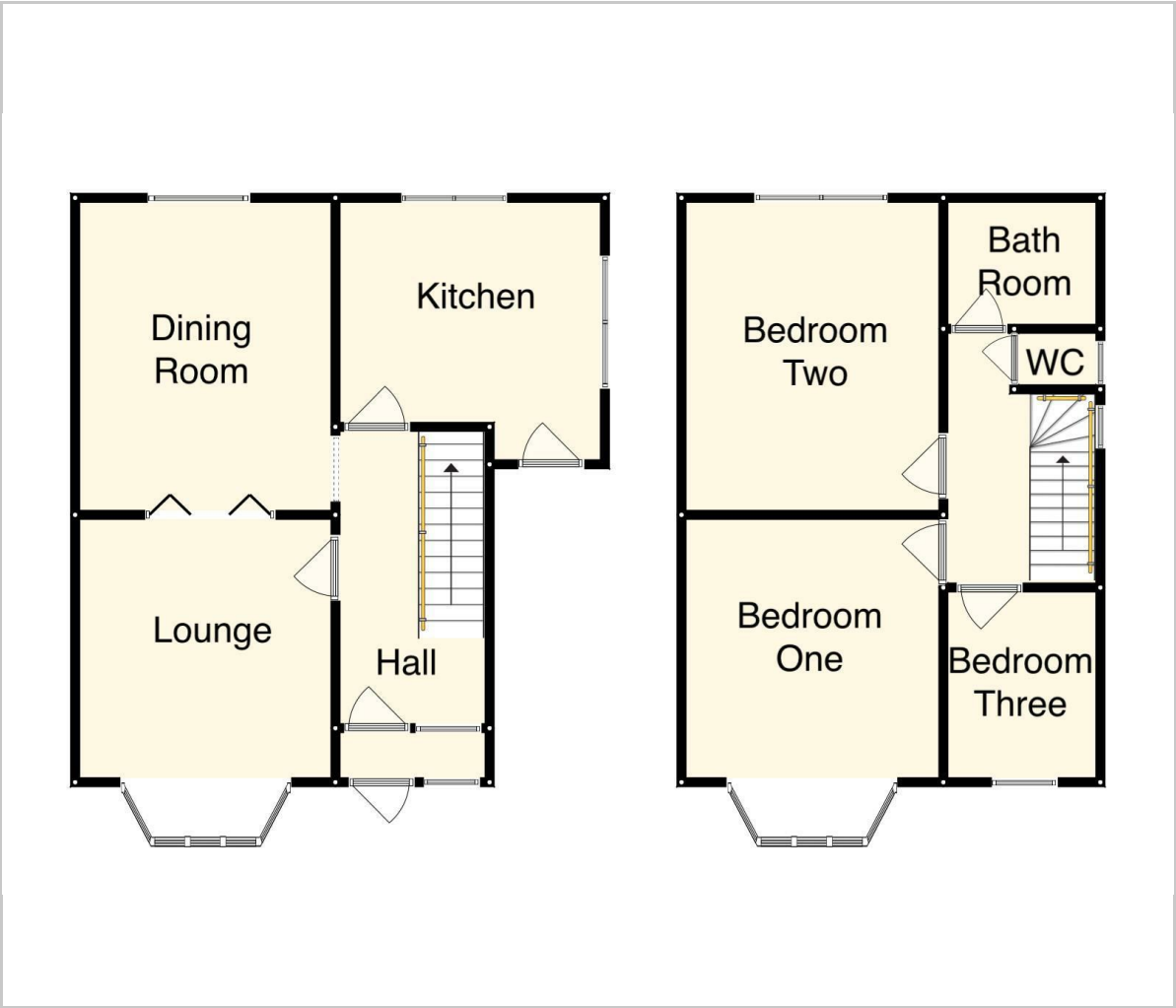
To the front and side of the property is a mature well stocked garden with walled boundaries and a lawn. To the right of the garden is driveway which in turn leads to a garage and two stores.  
To the rear is an ample sized garden with fenced boundaries.

**Services**

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



Floor Plan



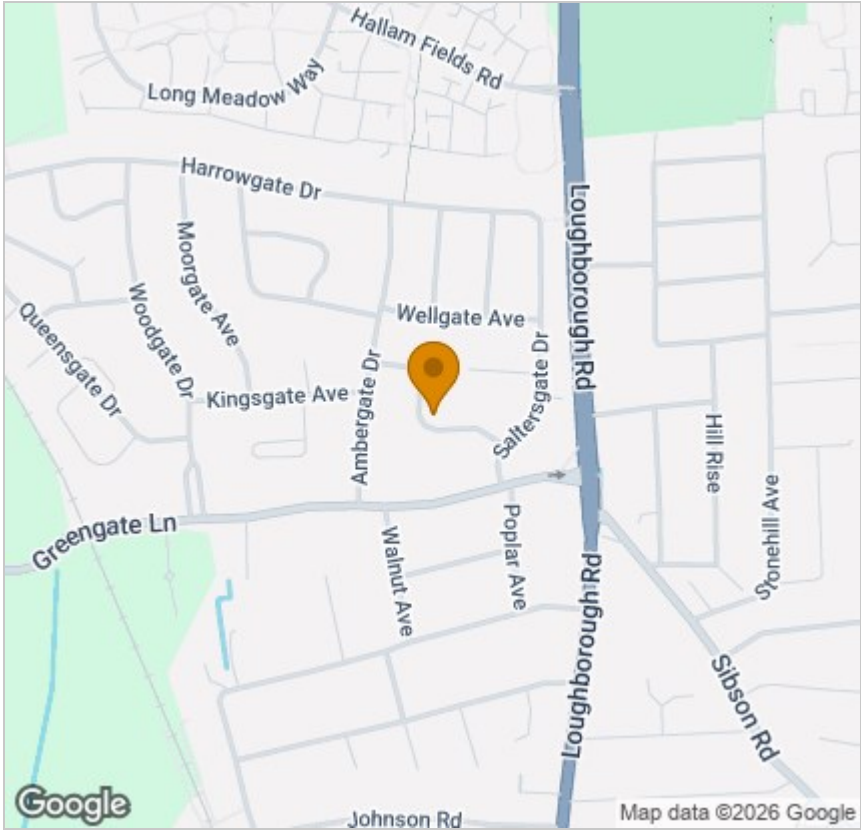
Viewing

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

