



FREEHOLD

House - Link Detached

HENSON CLOSE BIRSTALL

LE4 3AR

Offers Over

£380,000

FEATURES

- Extended Detached House
- Popular Location
- Open Plan Kitchen / Diner
- Bedroom 4 / Reception Room Located On The Ground Floor
- Shower Room
- Refurbished Throughout
- Lounge
- Ground Floor Shower Room
- Three Bedrooms
- Driveway & Garage



GROUND FLOOR

ENTRANCE HALL

Double glazed door to front, radiator, staircase off and wooden flooring.

LOUNGE

14'10" x 12'2"

Double glazed window to front aspect, wooden flooring, electric fireplace with open area to open plan kitchen / diner area.

OPEN PLAN KITCHEN / DINING AREA

18'11" x 13'6"

Well presented newly fitted kitchen with base level cupboards and drawers having round edged worktops over, wall mounted eye level cupboards, sink with drainer, integrated five ring gas hob with extractor over, fitted breakfast bar area, integrated ovens, integrated fridge freezer, space for dining table, laminated flooring, tall radiators, tiled splashbacks, double glazed window to rear aspect and double glazed doors to garden area.

LOBBY AREA

Door to integral single garage. laminated flooring, radiator, access to utility area and double glazed doors to garden area.

BEDROOM 4 / RECEPTION ROOM

19'5" x 7'4"

Laminated flooring, radiator and double glazed window to rear aspect.

GROUND FLOOR SHOWER ROOM

Fitted shower cubicle, wash hand basin, w.c., tiled flooring, heated towel rail and extractor fan.

UTILITY AREA

Plumbing for washing machine, space for dryer and worktops over.

FIRST FLOOR

LANDING

Carpeted, double glazed window to side aspect and access to loft space.

BEDROOM 1

12'7" x 12'3"

Double glazed window, carpeted and radiator.

BEDROOM 2

12'0" x 10'9"

Double glazed window, carpeted and radiator.

BEDROOM 3

8'7" x 7'4"

Double glazed window, carpeted and radiator.

SHOWER ROOM

Fitted shower cubicle, wash hand basin, w.c., fully tiled walls and flooring, heated towel rail and double glazed window.

OUTSIDE

REAR

Well presented landscaped garden with decking area, with steps to lawned area and secluded by fencing.

FRONT

DRIVEWAY

Driveway to the front with space for three cars leading to :

SINGLE GARAGE

Single garage with electric up and over door with an integral door.

FREEHOLD

COUNCIL TAX BAND - D



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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

