Aston&Co
ESTATE & LETTING AGENTS



19A Castlegate Avenue

Birstall, Leicester, LE4 3FD

£385,000

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REFITTED FROM TOP TO BOTTOM & NO CHAIN!
Newly Renovated from top to toe this spacious, detached home is must view for potential buyers. The accommodation briefly consists of, entrance hall, lounge, wc and a fabulous fully fitted kitchen-diner with integrated appliances, three spacious bedrooms and a family bathroom. The property also benefits from gas central heating, upvc double glazing, rear garden, off road parking, garage, store and a car port with utility area. Internal viewing is highly recommended and strictly by appointment only.

- Recently Renovated, Spacious Detached Home Set Within This Popular Village
- Upgrades Include, New Windows, New Heating System & Boiler, Fully Rewired, Replastered, New Flooring, Oak Doors & Light Fittings
- Fully Fitted Kitchen-Diner With Integrated Appliances,
- Downstairs WC
- Three Generous Bedrooms & Family Bathroom
- Garage & Car Port With Utility Area
- Rear Garden & Off Road Parking
- EPC Rating C, 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 double glazed composite door leading into.

Entrance Hall
13'3" x 5'11" (4.04 x 1.81)
With oak flooring, stairs to the first floor, under stairs storage and provides access to the following.

Lounge
11'0" x 14'6" (3.37 x 4.43)
With bay window to the front, coved ceiling, open fire, vertical radiator and French doors leading in to.

Kitchen-Diner
10'5" x 17'3" (3.18 x 5.26)
Fitted with a range of floor and wall mounted units with roll top work surfaces and splash backs. The kitchen also benefits from a fitted oven, induction hob, integrated combination microwave oven and grill, sink with multi-function mixer tap, integrated dishwasher and fridge freezer, tiled flooring, recessed spotlighting and upvc double glazed door leading onto the garden.

WC
Fitted with a two piece suite comprising, wall mounted wc and wash hand basin.

The First Floor Landing
With window to the side, loft hatch and provides access to the following.

Bedroom One
10'9" x 12'1" (3.29 x 3.70)
With window to the rear.

Bedroom Two
With bay window to the front.

Bedroom Three
8'6" x 7'5" (2.60 x 2.28)
With window to the front.

Family Bathroom
6'3" x 6'1" (1.93 x 1.86)
Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

Outside
The front of the property is gravelled and provides off road parking for two vehicles.
To the rear is good size garden with patio and lawned areas with fenced boundaries.

Carport
18'11" x 7'0" (5.79 x 2.14)
With double doors to the front, power, light, plumbing for a washing maching, space for a dryer and french doors leading to the rear garden and garage.

Garage
15'7" x 8'4" (4.75 x 2.56)
With up and over door and further brick store to the rear.

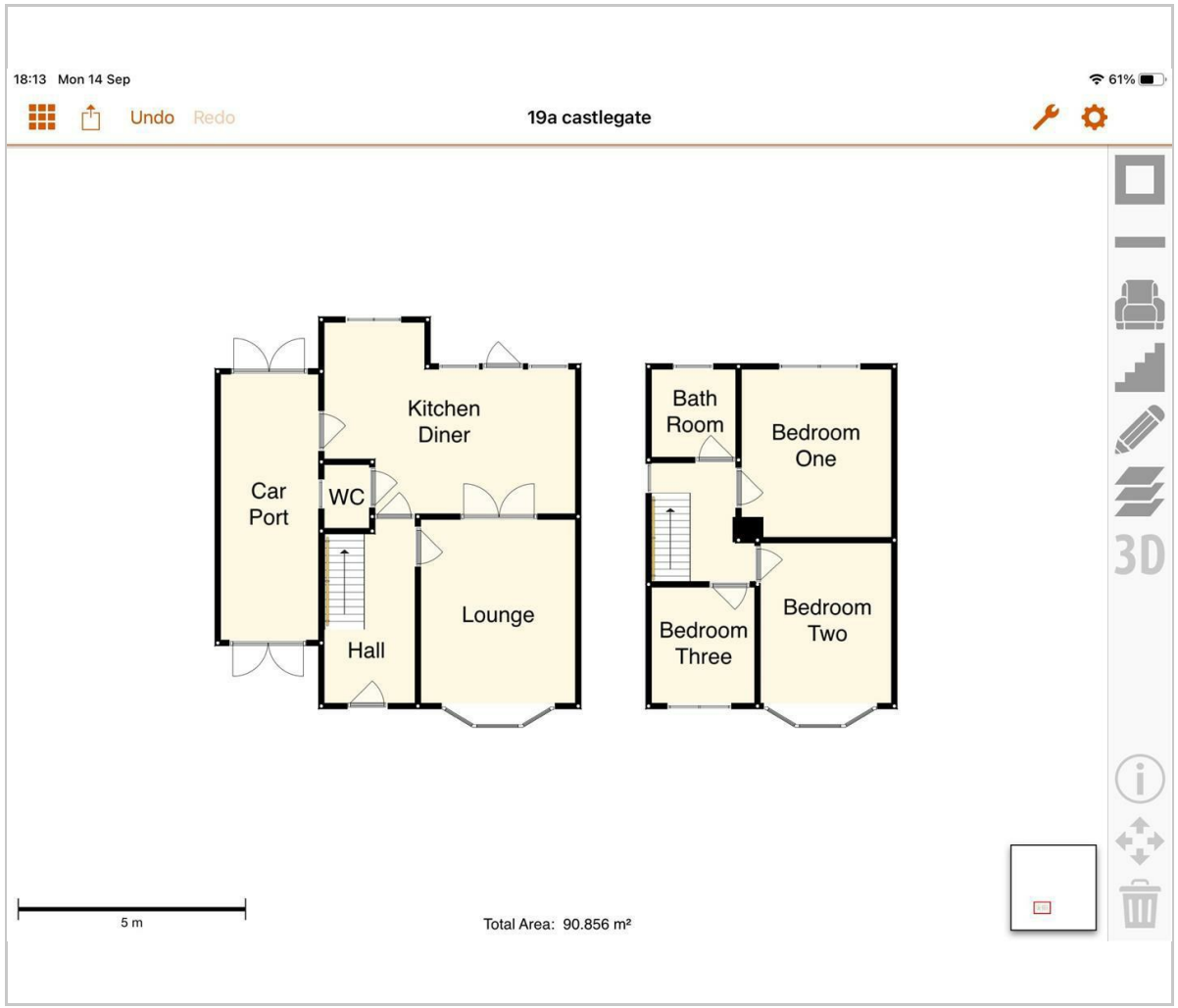




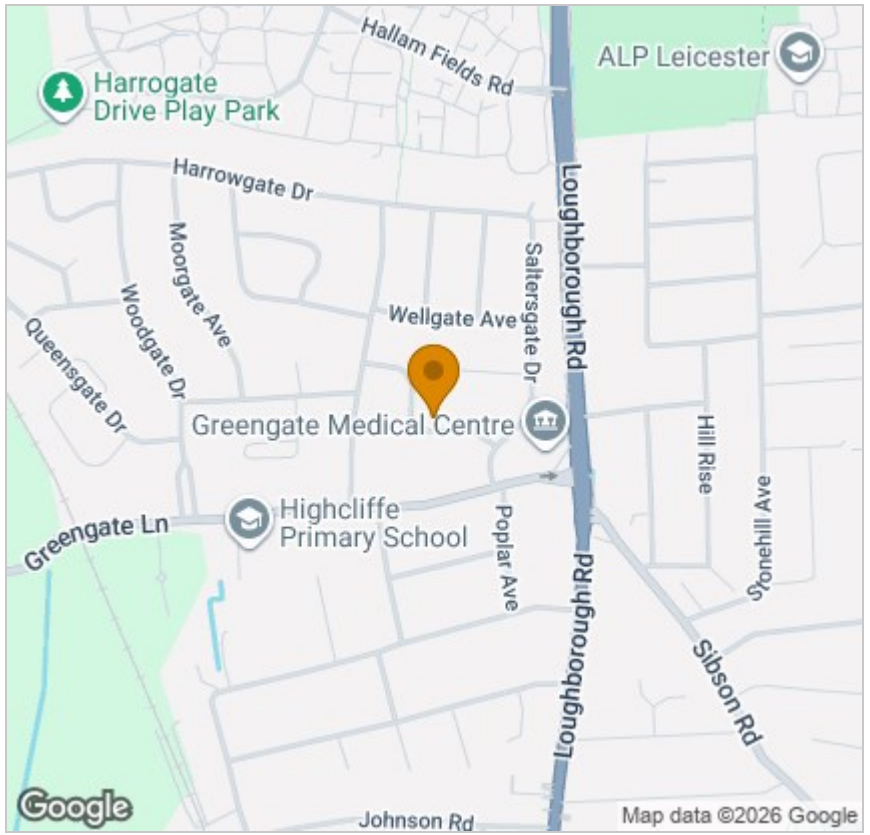




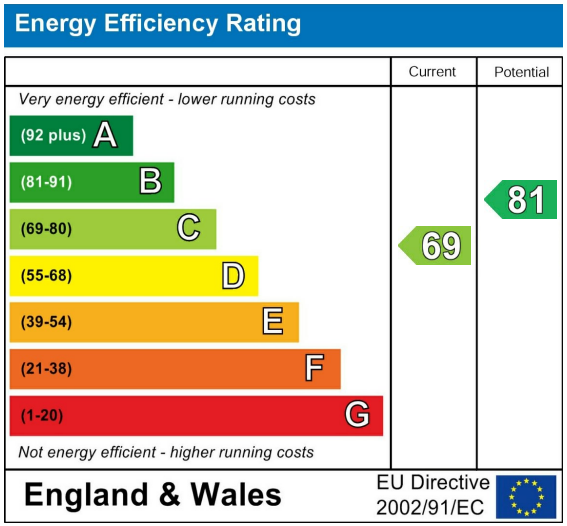
Floor Plan



Area Map



Energy Efficiency Graph



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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