



**Harrowgate Drive, Birstall LEICESTER LE4 3GJ**

**welcome to**

## **Harrowgate Drive, Birstall LEICESTER**

A spacious four-bed detached on Harrowgate Drive with a wide hall, lounge, dining room, Wren kitchen, utility, four bedrooms and a four-piece bathroom with separate WC. Benefits include 12 solar panels, a detached garage and a generous garden with extension potential (STPP).

### **Entrance Hall**

Solid Oak flooring, access to living room, kitchen, boiler cupboard and stairway leading up to first floor

### **Lounge**

Access via entrance hall, Carpet flooring, Rear double glazed window, Electric fire, Access to dining room

### **Dining Room**

Accessed via the living room and kitchen, French doors into garden, Hardwood flooring

### **Kitchen**

Wren fitted kitchen, Accessed via hallway and dining room, Integrated appliances, Side access to garage/downstairs wc/utility area.

### **Utility Room**

Extension of garage, Fitted worktops, Wired, Fully insulated. Fully plumbed washing machine.

### **First Floor Landing**

#### **Bedroom One**

Master bedroom, Carpet flooring, Front double glazed window, Access to integrated wardrobe

#### **Bedroom Two**

Double bedroom, Carpet flooring, Fitted wardrobe, Double glazed window

#### **Bedroom Three**

Single bedroom, Carpet flooring, Integrated wardrobe

#### **Bedroom Four**

Single bedroom, Carpet flooring, Double glazed window, Integrated wardrobe

### **Bathroom**

Four-piece layout, Bath, Shower, Sink and Toilet, Tiling throughout

### **Garage**

Detached







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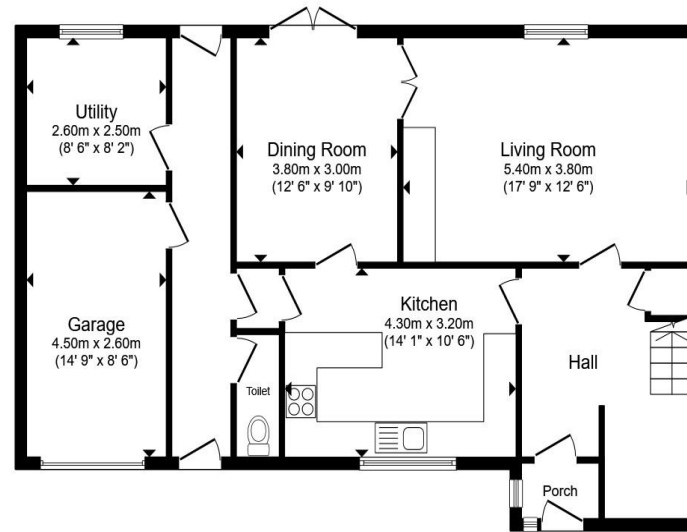
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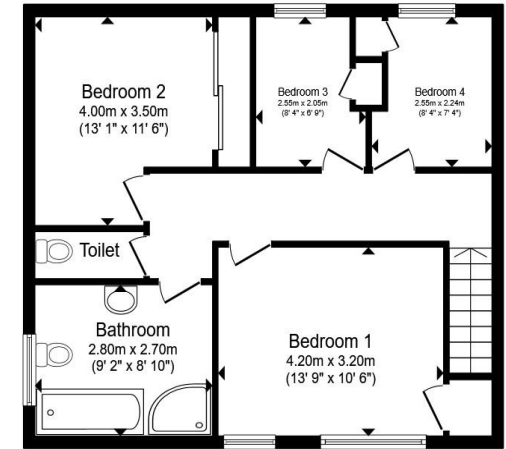
- Four Bedroom Detached
- Modern Fitted Kitchen
- Two Reception Rooms
- Detached Garage
- Solar Panels

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£390,000**



Ground Floor



First Floor

Total floor area 151.7 m<sup>2</sup> (1,633 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
LHS120414 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



[williamhbrown.co.uk](http://williamhbrown.co.uk)