



Queensgate Drive, Birstall - LE4 3JR

In Excess of £290,000

 **NEWTON FALLOWELL**

52 Queensgate Drive

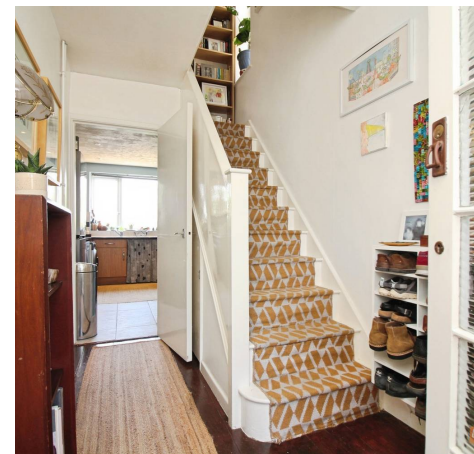
Birstall, Leicester

Situated in the ever-popular village of Birstall, this well-presented three-bedroom semi-detached home offers well proportioned accommodation, a versatile layout and a fantastic detached garden office, making it an ideal choice for families and those working from home. The property features two reception rooms, a well-equipped kitchen with pantry, three practical bedrooms and a family bathroom. Outside, there is ample off-road parking, a split-level rear garden with a raised sun deck, wild garden, playhouse and timber sheds. The fully insulated detached outbuilding is fitted with power, wired internet, double glazing and French doors, providing the perfect home office, studio or hobby room. Ideally located close to excellent schools, local amenities and transport links, this is a home that offers both practicality and lifestyle in equal measure.

Council Tax band: C

Tenure: Freehold

- Three bedroom semi detached home
- Detached outbuilding providing the perfect space to work from home
- Popular 'Gates' development in Birstall
- Conveniently located for access to major road links
- Perfect for growing families
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home - Upon entering the home, you are welcomed into a practical entrance porch, with a door leading through to the inviting entrance hall, where a staircase rises to the first floor. The principal reception room is flooded with natural light from a walk-in half bay window to the front elevation and is centred around a feature fireplace. Open-plan access leads seamlessly into the formal dining room, with sliding patio doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. The kitchen is fitted with a range of wall and base units complemented by roll-edge work surfaces and tiled splashbacks. Features include an inset sink and drainer, integrated oven, hob with extractor hood, and space for additional appliances. A useful built-in pantry provides excellent storage, while a side access door offers convenient access to the exterior.

Moving upstairs - Ascend to the first floor, the landing provides access to three bedrooms, two of which are comfortable doubles. Completing the upstairs layout is the family bathroom fitted with a modern three piece suite comprising a bath with shower over, wash basin and WC, with complementary tiling and a heated towel rail.

Outside - The plot firstly offers a driveway to the front providing off-road parking. Gated side access leads to an additional driveway, extending to the rear of the property. The enclosed rear garden has been thoughtfully landscaped across split levels, featuring a raised sun deck adjoining the home, creating the perfect setting for outdoor dining, entertaining and relaxing. Steps lead down to the garden office, while bark pathways meander through a charming wild garden, complete with a children's playhouse and timber storage sheds. A particular highlight is the detached garden office, ideal for those working from home. The space is well equipped with recessed ceiling spotlights, power points, wired internet connectivity, double-glazed windows, laminate wood flooring, and French doors opening onto the garden, providing a bright and versatile workspace.



Location

Ideally situated within easy walking distance of highly regarded primary and secondary schools, this home is perfectly suited to growing families. Excellent transport links are also close at hand, with convenient access to the A46 and A6, together with regular bus services into Leicester city centre, making commuting and everyday travel effortless. The Gates is a well-established and highly sought-after residential area, renowned for its welcoming community atmosphere and excellent range of local amenities. Nearby residents enjoy easy access to shops, cafés, leisure facilities and picturesque walks, all of which contribute to the area's enduring popularity.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

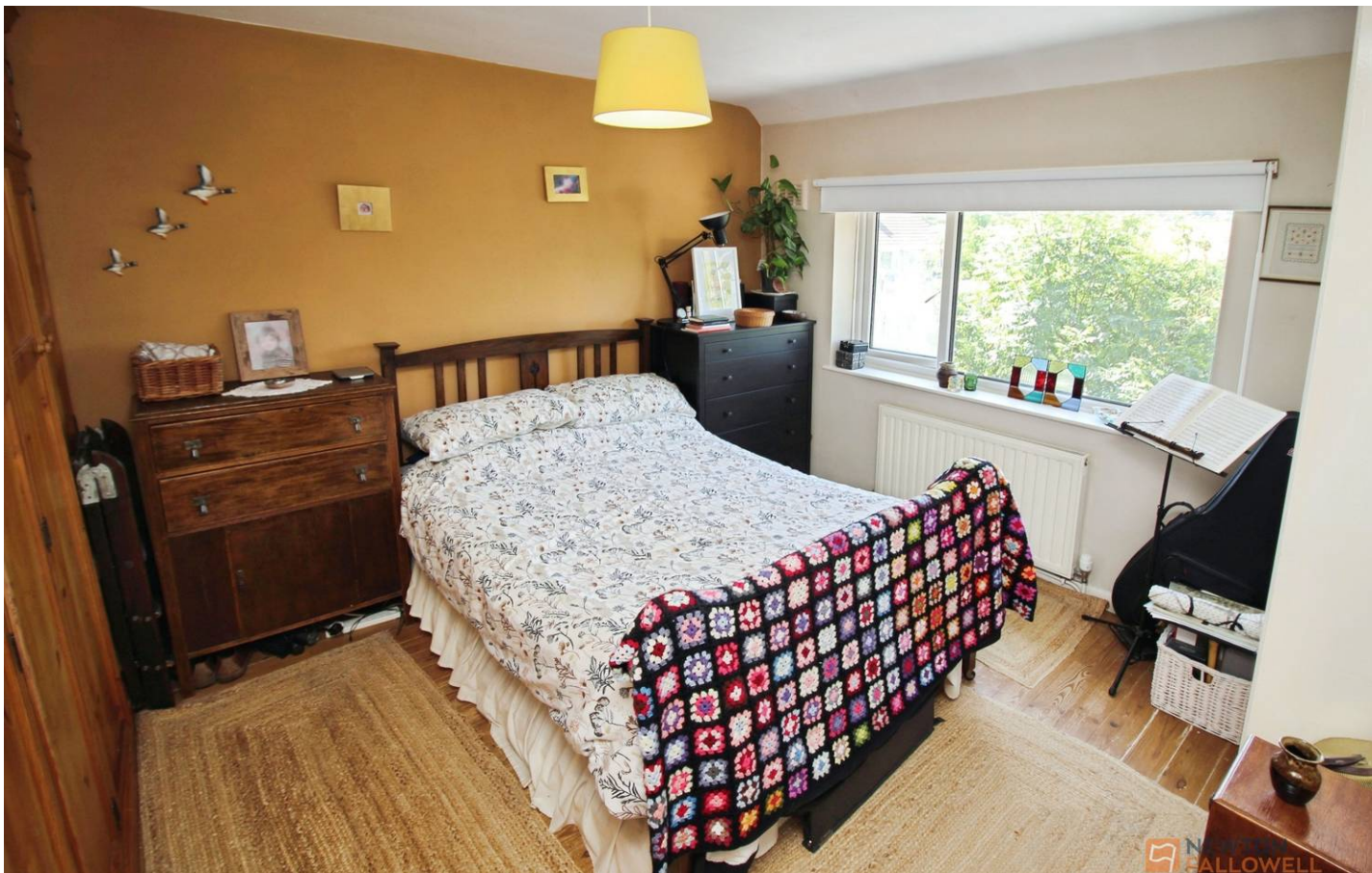
Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.



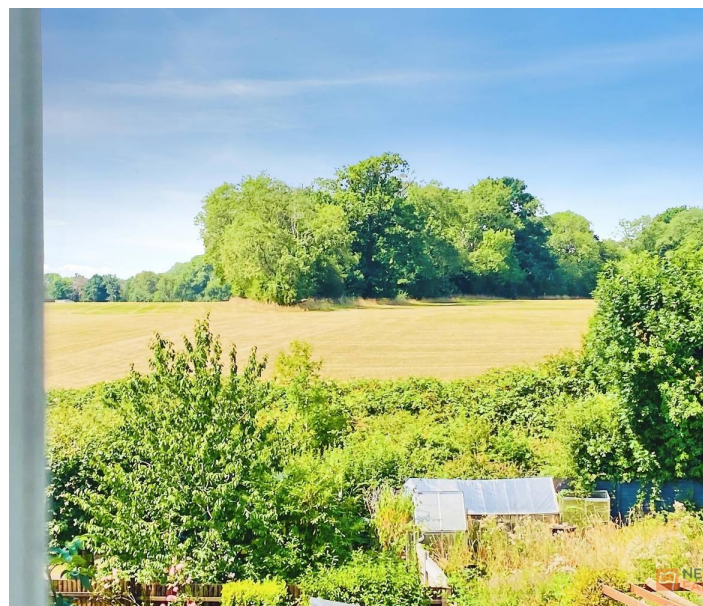


Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



Referrals

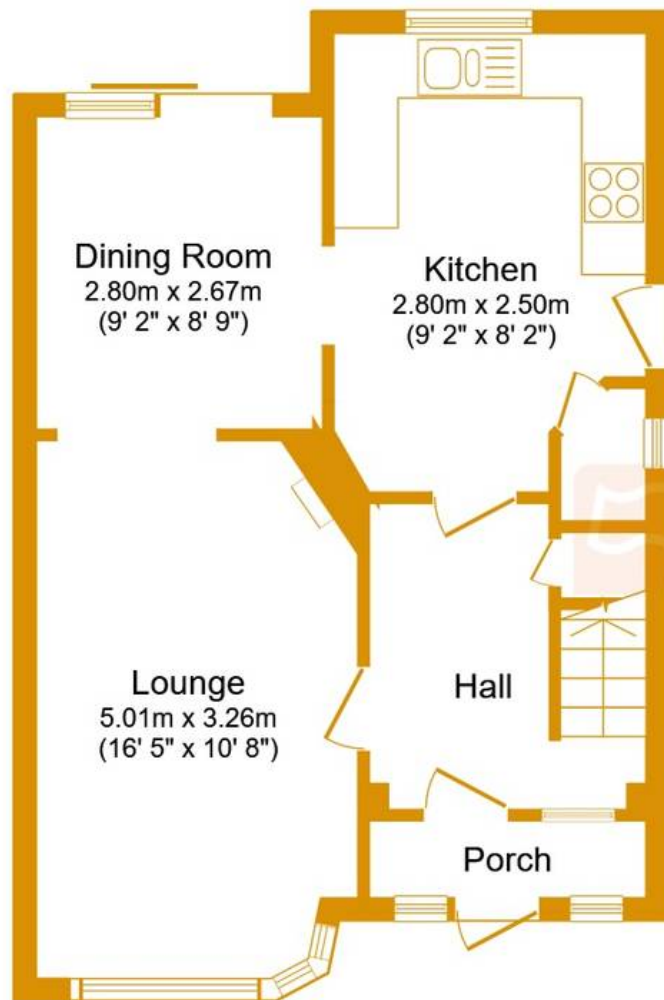
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Thinking of Selling?

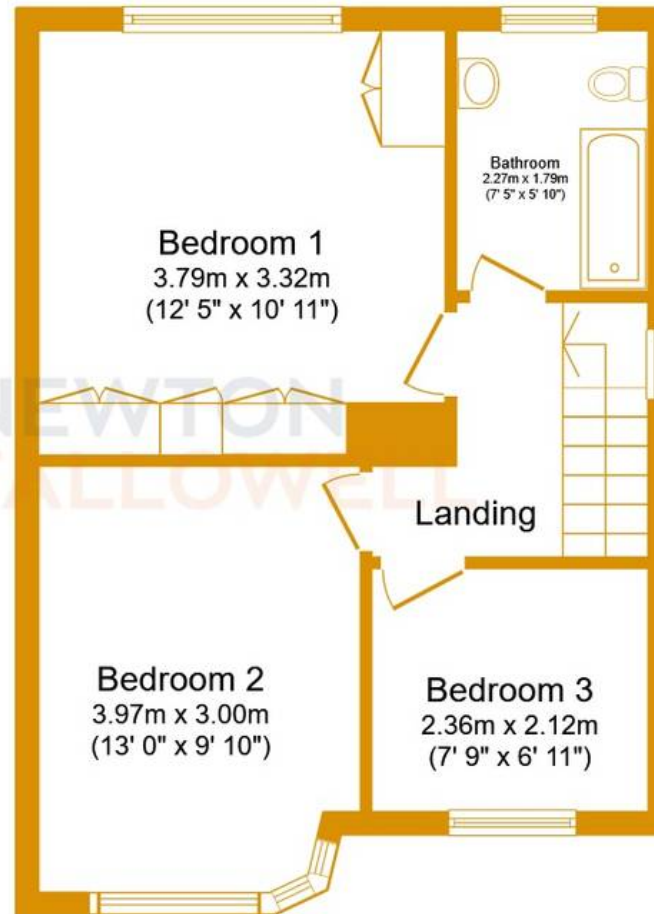
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor



Outbuilding

Total floor area: 99.2 sq.m. (1,068 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

