



Harrowgate Drive, Birstall LEICESTER LE4 3GJ

welcome to

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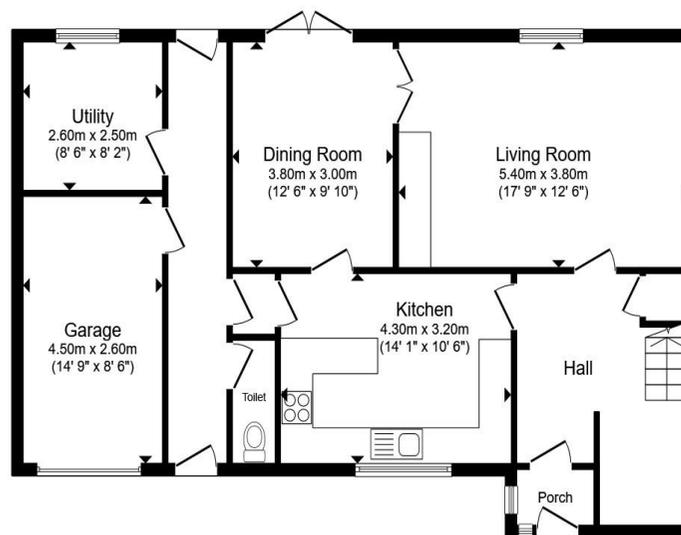
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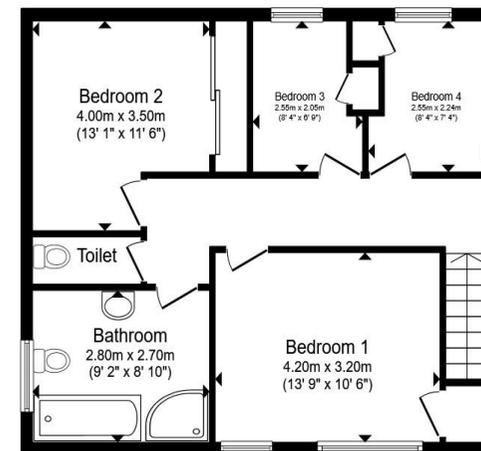
- Four Bedroom Detached
- Modern Fitted Kitchen
- Two Reception Rooms
- Detached Garage
- Solar Panels

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

offers over
£400,000



Ground Floor



First Floor

Total floor area 151.7 m² (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



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Property Ref:
LHS120414 - 0004

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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



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



williamhbrown.co.uk