



- THREE BEDROOM SEMI-DETACHED HOUSE
- WELL PRESENTED HOUSE
- POPULAR LOCATION
- GROUND FLOOR WC
- OFF ROAD PARKING
- COUNCIL TAX BAND - B

Asking price £299,950

<https://www.judgeestateagents.co.uk>



This well presented and bay fronted three bedroom semi-detached house is located within a popular location offering ease of access to the city centre as well as major roads and motorway links. In brief this lovely property benefits from an Entrance Hall, Living Room, Kitchen, WC, First floor landing, Three bedrooms and a Bathroom. There is a good sized and well established garden. From the front there is Off Road Parking that leads to a Car port and further storage.

ENTRANCE HALL

There are stairs leading up to the first floor landing and a door that leads to:

LIVING ROOM

13'5" into bay x 13'4" (4.09m into bay x 4.06m)
Benefiting from a bay fronted window, radiator, power points, feature fire surround and a door that leads to:

KITCHEN

13'1" x 11'5" (3.99m x 3.48m)
There are a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, hob and extractor, airing cupboard, power points, radiator, window to the rear aspect and a door that leads to:

PORCH

Having a door to the side and a door that leads to:

WC

Comprising a low level WC and a window to the side aspect.

FIRST FLOOR LANDING

There is a window to the side aspect and doors that lead to:

BEDROOM

11'11" x 10'9" - 9'8" (3.63m x 3.28m - 2.95m)
Benefiting from a window to the front aspect, radiator and power points.

BEDROOM

11'5" x 8'11" (3.48m x 2.72m)
With a window to the rear aspect, radiator and power points.

BEDROOM

8'2" x 7'10" (2.49m x 2.39m)
There is a window to the rear aspect, radiator and power points.

BATHROOM

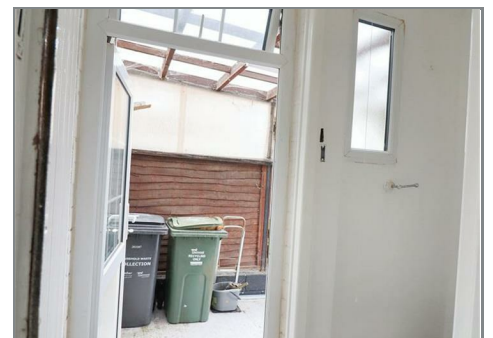
Comprising a low level WC, wash hand basin, bath with shower over, window to the side aspect and a radiator.

REAR GARDEN

A good sized and mature garden with a patio and mainly laid to lawn garden. There are well established shrubs as well as a shed.

PARKING

From the front there is off road parking that has double doors to the Car Port that leads alongside the property to:





GARAGE

19'11 x 10'4 (6.07m x 3.15m)

BIRSTALL

Birstall is located approximately two miles north of Leicester city centre providing particularly good access to the professional quarters and mainline railway station with direct access to London St Pancras in just over an hour. The village itself offers a wide of local shopping facilities, a Parish Church, pubs and restaurants, local schooling and also provides convenient access to the A46 Western Bypass with links to the M1/M69 motorway networks and Fosse Retail Park.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of

address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **The measurements indicated are supplied for guidance only and as such must be considered incorrect.**
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property,



