



**150 HARROWGATE
DRIVE, BIRSTALL LE4 3GP**

£299,950
FREEHOLD



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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



THIS IS A VERY WELL PRESENTED, THREE BEDROOM SEMI-DETACHED HOUSE SET WITHIN THE 'GATES' AREA OF BIRSTALL THAT MAKES FOR AN IDEAL FAMILY HOME. RESIDING UPON A CORNER PLOT, THIS LOVELY PROPERTY IN BRIEF BENEFITS FROM AN ENTRANCE PORCH, ENTRANCE HALL, LIVING ROOM, KITCHEN/DINING ROOM, SIDE PORCH, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. TO THE REAR THERE IS A QUAIN AND WELL PRESENTED GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS TO A GARAGE.



ENTRANCE PORCH

There is a door that leads to:

ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator, power point and door that leads to:

LIVING ROOM 14' - 10'7 x 13'6 - 8'5

Benefiting from a window to the front aspect, radiator, power points and a door that leads to:

KITCHEN/DINING 16'9 x 8'5

With a range of wall and base units and work surfaces, sink with a mixer tap, power points, radiator, windows to the rear aspect and a door that leads to:

SIDE PORCH

With doors to both the front and rear aspects and windows to the side aspect.

FIRST FLOOR LANDING

There is loft access which the vendor advises is boarded and has a Velux window, window to the side aspect and doors that lead to:

PRIMARY BEDROOM 11'11 x 8'

Benefiting from a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM 10'3 - 8'3 x 10' - 8'10

Having a window to the rear aspect, radiator, power points and an airing cupboard.

BEDROOM 7'5 x 6'7

With a window to the front aspect, radiator and power points.

BATHROOM

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

REAR GARDEN

A lovely garden that has a patio with steps down to the Garage and also access along the mainly laid to lawn that appreciates a bordered area with a variety of shrubs and plants.

PARKING

From the front there is brick paved off road parking that leads to:

GARAGE 19'8 x 16' - 7'11

Benefiting from an up and over door with the facilities of both power and lighting as well as a window.

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.

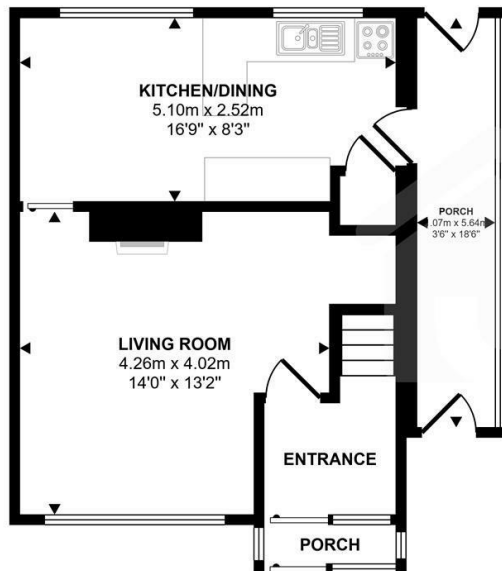
MONEY LAUNDERING

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.

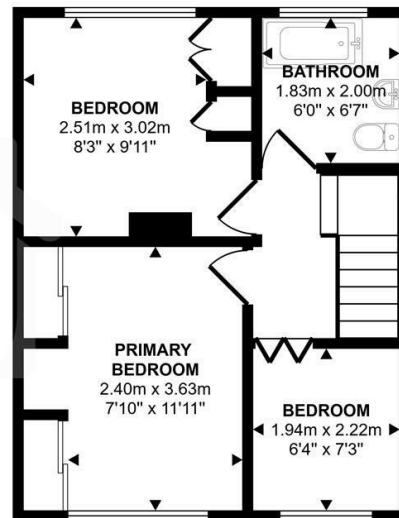
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Approx Gross Internal Area
79 sq m / 845 sq ft



Ground Floor
Approx 44 sq m / 469 sq ft



First Floor
Approx 35 sq m / 375 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

LOCATION



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.



TERMS & CONDITIONS

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