

22 Henson Close, Birstall, Leicester,
Leicestershire, LE4 3AR

Asking price
£279,950

22 Henson Close, Birstall, Leicester, Leicestershire, LE4 3AR
£279,950 Freehold

ENTRANCE PORCH
Having a door that leads to:

ENTRANCE HALL
There are stairs leading to the first floor landing, under stairs cupboard and doors to:

WC
Comprising a low level WC, Wash hand basin and a Window to the front aspect.

LIVING ROOM
17'3 x 12'3
Benefiting from a bay fronted window, radiator, power points, TV point, fire and an access through to:

DINING ROOM
10' x 9'8
Having a radiator, power points, door to the Kitchen, Window and door to:

LEAN TO
Having windows to the rear aspect and power points.

KITCHEN
11' x 8'2
Having a range of wall and base units with work surfaces, sink, window to the rear aspect, power points, door to the side accessing the Garage and a door that leads to the Entrance Hall.

FIRST FLOOR LANDING
Having a window to the side aspect, loft access, power points and doors that lead to:

PRIMARY BEDROOM
10'5 x 10'2
Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and a dresser.

BEDROOM
11'8 x 8'11
There is a window to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM
8' x 7'5
Having a window to the front aspect, radiator and power points.

BATHROOM
Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling, Radiator and a Window to the rear aspect.

REAR GARDEN
A lovelly and charming rear garden that enjoys a patio and laid to lawn area, borders with a variety of shrubs, plants and trees as well.

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

GARAGE
25' x 7'8
Benefiting from an up and over door and the facilities of both power and lighting.







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

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

As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. 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). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

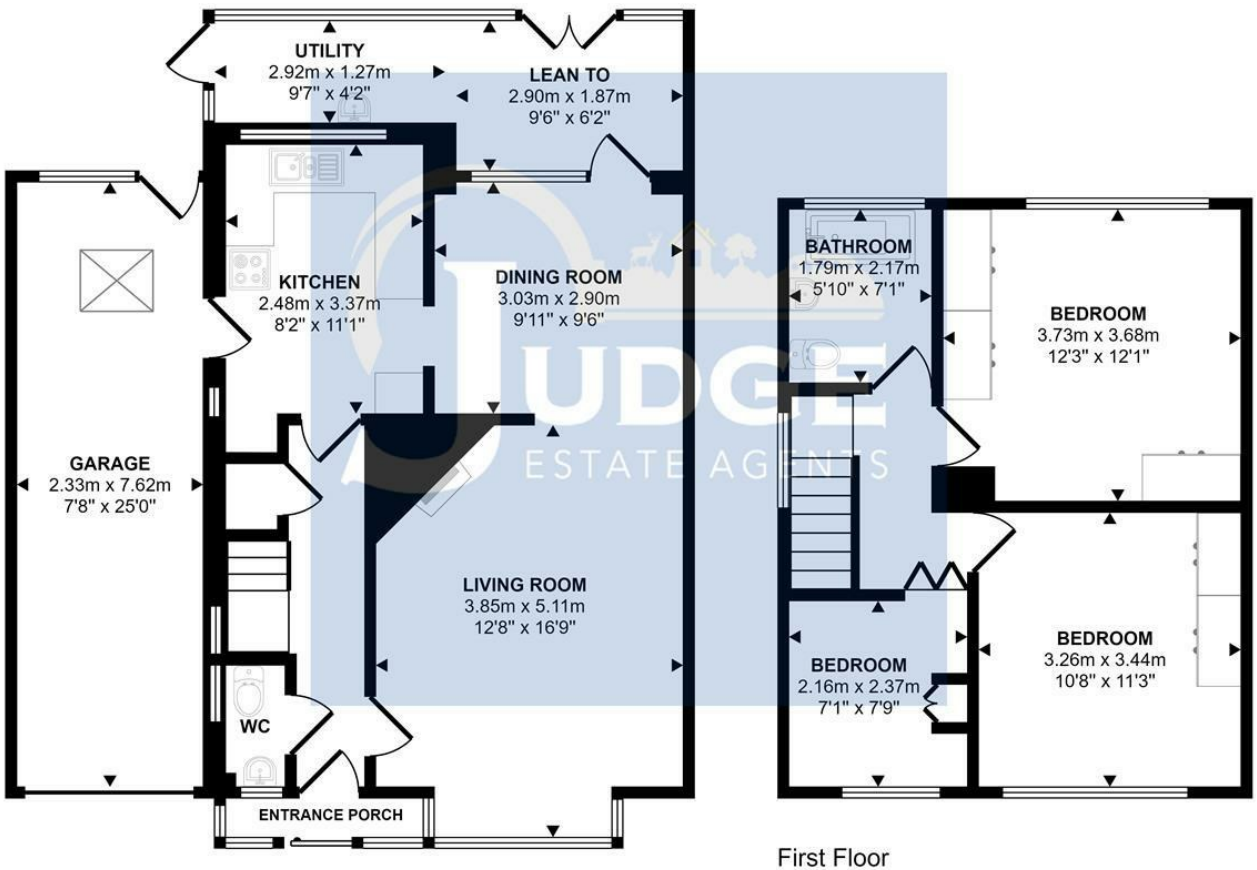
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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. NEITHER 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
119 sq m / 1279 sq ft



Ground Floor
Approx 78 sq m / 840 sq ft

First Floor
Approx 41 sq m / 440 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 Made Snappy 360.

Viewings strictly by appointment via Judge Estate Agents

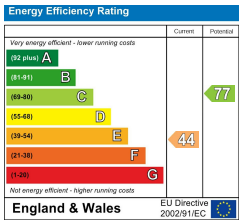
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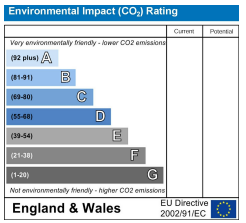
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Office Hours
Monday - Friday 9am-5pm
Saturday – 10am – 2pm

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WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE