House - Semi-Detached (EPC Rating: D)

Castlegate Avenue, Birstall, Leicester, LE4 3FD

PRICE:

£295,000

SETHS

3 1 1 D

3 Bedroom House - Semi-Detached located in Leicester

***** THREE BEDROOMS - SEMI DETACHED - GARAGE - NO ONWARD CHAIN *****

Situated in the village of Birstall, this three-bedroom semi-detached home is offered to the market with no onward chain and offers generous living space.

The ground floor features a spacious through-lounge with dual aspect windows and access to a rear conservatory, a fitted kitchen with utility/lobby area, and access to a ground floor WC and integral garage. Upstairs offers three well-proportioned bedrooms—two doubles and a good-sized single—alongside a family bathroom.

Outside, the property benefits from a front driveway, garage, and a generous rear garden with lawn and patio, ideal for family use.

Viewings highly recommended. Contact Seths Today.

GROUND FLOOR

PORCH
Carpeted flooring with a gas meter. UPVC door provides access into the property.

ENTRANCE HALL
12'4" x 5'10"
Carpeted flooring, radiator, and access to the lounge, kitchen, and stairs to the first floor. Includes a storage cupboard housing the electric meter and consumer unit.

LOUNGE
26'7" x 11'11"
Spacious lounge with carpeted flooring, radiators, a fireplace, and multiple windows: one to the front, one to the side, and sliding UPVC doors leading to the conservatory. Features a serving hatch through to the kitchen.

CONSEVATORY
Carpeted with double glazed windows to the rear and side, and UPVC door opening into the garden.

KITCHEN
10'11" x 8'1"
Fitted with laminate flooring, base and eye-level units, and a stainless steel sink. Includes space and plumbing for a dishwasher, and a gas supply point with extractor over. Double glazed window overlooks the rear garden.

UTILITY ROOM
8'9" x 6'11"
Laminate flooring, spotlighting, base and wall units, and a double glazed window to the rear. UPVC doors provide access to both the garden and garage.

GARAGE
Fitted with carpeted flooring and offering ample space for a standard-sized car. Includes a storage cupboard under the stairs and access to a downstairs WC.

W/C
Vinyl flooring, toilet, and wash hand basin.

FIRST FLOOR

LANDING
Carpeted, with a double glazed window to the side and hatch access to the loft. Provides access to all bedrooms and the bathroom.

BEDROOM ONE
13'9" x 10'10"
Carpeted flooring, inbuilt storage cupboard, radiator, and double glazed window facing the front.

BEDROOM TWO
12'6" x 12'0"
Carpeted, with an inbuilt cupboard housing the gas central heating system, radiator, and double glazed window to the rear.

BEDROOM THREE
7'9" x 7'0"
Carpeted, with radiator, and double glazed windows to the front and side.

BATHROOM
7'6" x 5'11"
Vinyl flooring and partially tiled walls, standing radiator, toilet, wash hand basin, polyvinyl bath with

electric shower over, and double glazed windows to both the side and right aspects.

OUTSIDE

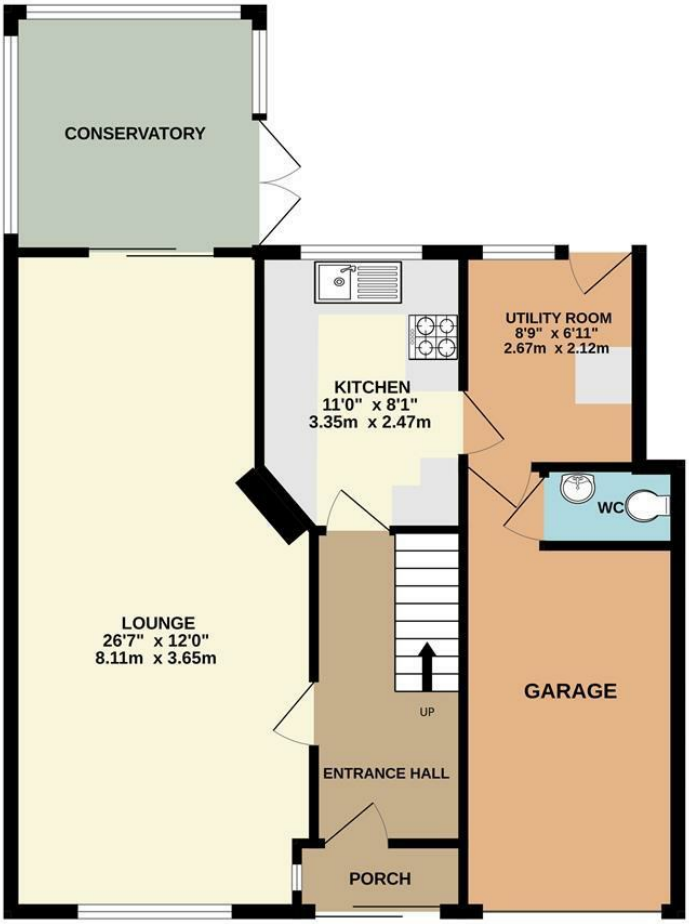
To the front, the property benefits from a concrete driveway with parking space for one vehicle. An up-and-over garage door provides access to the garage, and a concrete path leads to the front porch. The garden area features a gravel surface and is enclosed by a combination of brickwork and wooden fencing, offering both structure and privacy.

To the rear, the property boasts a generously sized paved garden with a lawned area, fully enclosed by a wooden perimeter fence, creating a private and family-friendly outdoor space.

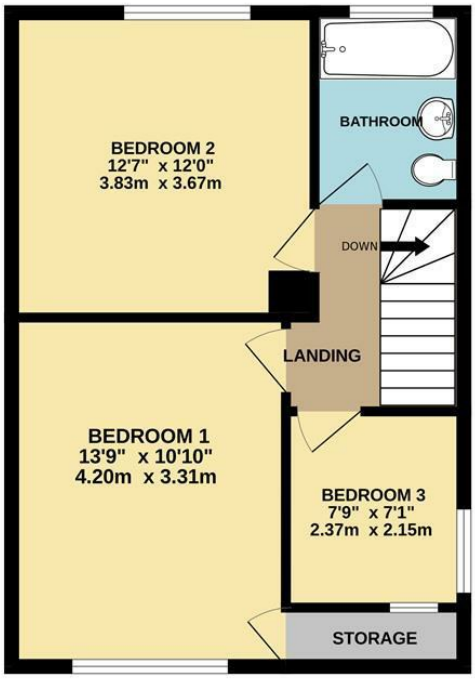
ADDITIONAL INFORMATION

Tenure: Freehold
EPC rating: D
Council Tax Band: C (Charnwood)
Council Tax Rate: £2,073.24
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Superfast Fibre Broadband

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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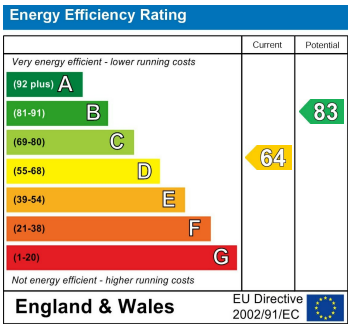
Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS