

FREEHOLD



Bungalow - Detached (EPC Rating: )

Ambergate Drive, Birstall, Leicester, LE4 3GD

Offers Over

£330,000

 **SETHS**



# 2 Bedroom Bungalow - Detached located in Leicester

\*\*\* DETACHED - OFF ROAD PARKING - TWO BEDROOMS - BIRSTALL \*\*\*

Seths are delighted to present this spacious and well-positioned 2-bedroom detached bungalow in Birstall, offering ample parking, a garage, and a generous garden space.

The property features a large front garden with parking for two vehicles, a garage with an up-and-over door, and gated side access leading to the slabbed rear garden with a patio area.

The bright lounge benefits from a fireplace and direct access to the conservatory and garden. The kitchen includes integrated appliances, a stainless steel sink, and plenty of storage. The two well-sized bedrooms feature double-glazed windows, with the main bedroom offering built-in storage. A fully tiled family bathroom includes a bathtub, shower cubicle, vanity unit, and a gas-powered combination boiler.

Located in a popular residential area, this bungalow is close to local amenities, transport links, and scenic surroundings.

Offered with no chain – contact Seths today to arrange a viewing!

## PORCH

The entrance, featuring tiled flooring, is accessed via a uPVC door, which leads into the entrance hall through a wooden door.

## ENTRANCE HALL

The laminate flooring and radiator provide a welcoming space, offering access to all ground-floor rooms.

## LOUNGE

17'8" x 11'6"

Lounge benefits from laminate flooring, a fireplace, and a radiator. A double-glazed window faces the rear aspect, while uPVC doors allow access into the conservatory.

## KITCHEN

11'5" x 10'6"

The kitchen has vinyl flooring and partially tiled walls. It features base and eye-level units, an integrated oven, a stainless steel sink, and accent lighting. A double-glazed window faces the rear aspect, and a uPVC door provides access to the garden. Additional features include plumbing and space for a washing machine, an integrated induction burner with extractor over, an integrated fridge and freezer, an integrated dishwasher, spotlighting, and loft access via hatch.

## CONSERVATORY

The conservatory, featuring laminate flooring and double-glazed surrounds, including a radiator, is a bright and airy space with a uPVC door providing garden access.

## BEDROOM ONE

12'6" x 11'7"

A spacious double bedroom with carpeted flooring,

inbuilt storage cupboards, a radiator, and a double-glazed window facing the front aspect.

## BEDROOM TWO

10'6" x 10'5"

Another well-sized bedroom with carpeted flooring, a radiator, and a double-glazed window facing the front aspect.

## BATHROOM

The bathroom includes tiled vinyl flooring, a storage unit accommodating the gas-powered combination boiler, a polyvinyl bathtub, fully tiled walls, spotlighting, a panel ceiling, a toilet with a base-level unit, a wash hand basin with vanity mirror, a standing radiator, and a standing shower cubicle with mixer function. A double-glazed window faces the side aspect.

## OUTSIDE

The property accommodates a large front garden, providing parking for two vehicles, bordered by a brick-built perimeter with access via metal gates. There is an up-and-over garage door, along with a wooden gate allowing access to the rear aspect of the property. To the rear, the property features a slabbed patio area with steps leading down to a larger, fully slabbed garden space. Access to the garage from the garden via a uPVC door.

## FREEHOLD

## COUNCIL TAX BAND - C

## ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: TBC

Council Tax Band: C (Charnwood)



Council Tax Rate: £1,976.24

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

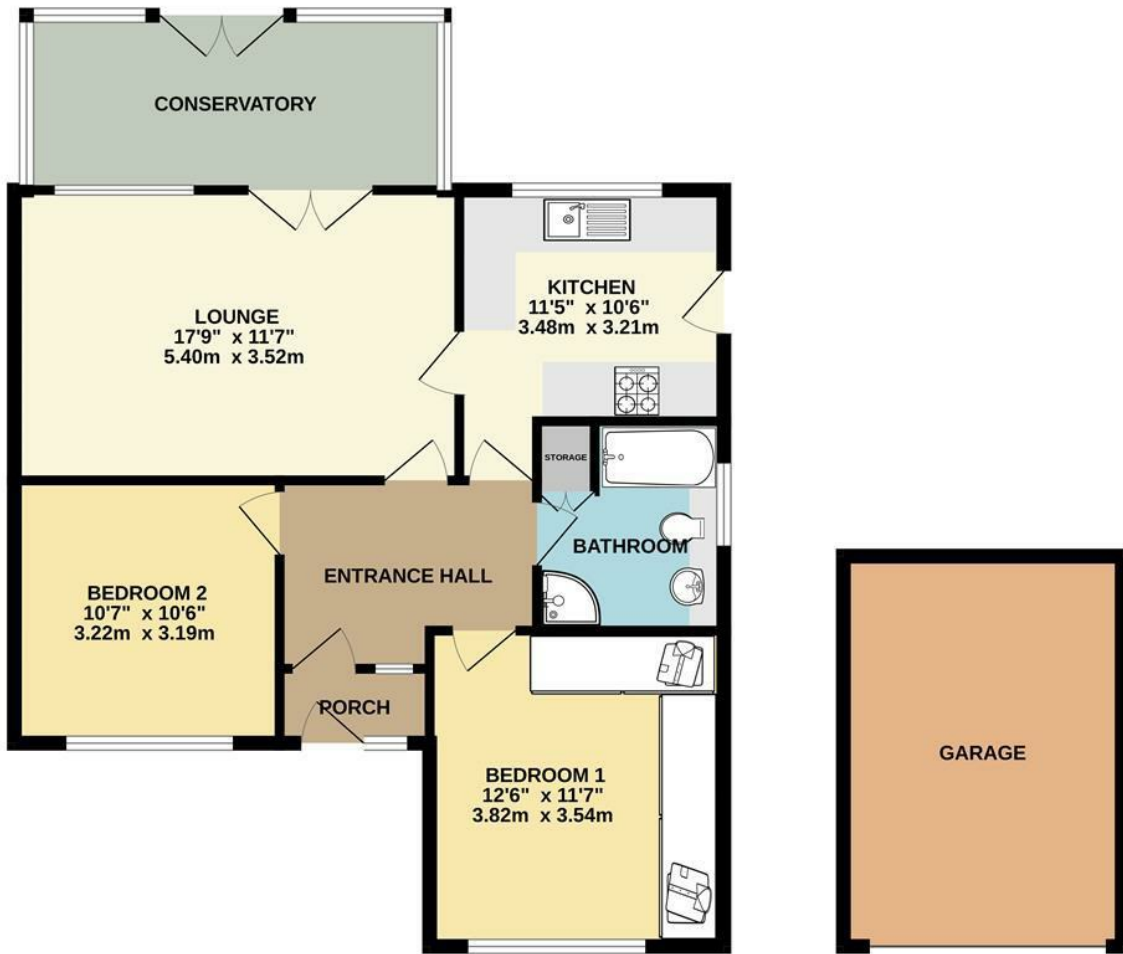
Broadband availability: Ultrafast Full Fibre Broadband





Belgrave Office Sales | 20 Loughborough Road, Leicester, LE4 5LD

# GROUND 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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