

# Holdere

A Modern Estate Agent



23 Queensgate Drive, Leicester, LE4 3JS

Offers in the region of £350,000

This newly renovated three-bedroom semi-detached home is located on the ever-popular 'Gates' estate in Birstall and is offered with no onward chain, making it an ideal choice for buyers looking to move quickly. The property boasts open plan living and sits on a generous plot, featuring a wide frontage and a long rear garden that gradually narrows toward the back.

## Summary

The property is entered via the front door into a welcoming porch, which in turn opens into a spacious entrance hall. From here, the staircase rises to the first floor, while doors provide access to the main ground floor living spaces and a useful ground floor w/c. To the right is the lounge, with the kitchen/diner positioned to the rear, creating a practical and well-balanced layout.

The lounge is a bright and comfortable reception room, enhanced by a traditional bay window that allows plenty of natural light to flood in. A feature fireplace forms an attractive focal point, adding character and warmth to the space.

The contemporary kitchen/diner is well appointed with a range of stylish wall and base units, complemented by worktops. Integrated appliances include an induction hob, electric oven, fridge freezer and dishwasher.

The dining area offers ample room for a family table, making it a sociable hub of the home. A door from the kitchen leads through to the side access onto the garden and double French doors lead to the rear garden from the dining area, adding to the practicality of the layout. Completing the ground floor accommodation is a w/c.

To the first floor, the landing gives access to three bedrooms, the modern family bathroom and a loft hatch. Bedrooms one and three are positioned at the front of the property, bedroom two overlooks the rear garden, as does the family bathroom.

The bathroom is finished to a modern standard and comprises a bath with separate shower, WC and wash hand basin, along with a heated towel rail radiator and storage unit.

To the front of the property there is a driveway providing off-road parking, along with access to the garage and side gated access to the outbuildings to the rear of the garage.

The rear garden is a particular feature of the home, offering a generous and well-maintained outdoor space. It includes a large paved patio area, ideal for outdoor dining and entertaining, which leads onto a spacious lawned garden enclosed by fencing for privacy.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. 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 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. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

To check Internet and Mobile Availability please use the following link: [checker.ofcom.org.uk/engb/broadband-coverage](http://checker.ofcom.org.uk/engb/broadband-coverage) To check Flood Risk please use the following link: [check-long-term-flood-risk.service.gov.uk/postcode](http://check-long-term-flood-risk.service.gov.uk/postcode)

