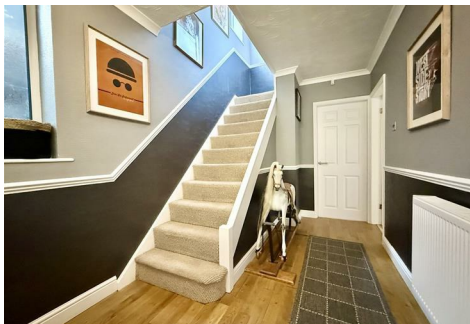


Holderr

A Modern Estate Agent



117 Greengate Lane, Leicester, LE4 3JH

£375,000

Holderr are pleased to market this extended three bedroom period detached home, situated in the sought after village of Birstall, which boasts a vibrant village centre along with nearby local schools and amenities just a stones throw away. The property's location offers excellent access to the A6, A46, and M1, making it an ideal spot for commuters. Set on a generous plot, the home benefits from a ground floor extension that enhances the living space available. The accommodation includes an entrance porch, a hallway, a spacious living room with doors leading to a bay fronted sitting room, a large kitchen/diner with access to the garden, a utility room with a downstairs WC and a single garage featuring an electric roller door. On the upper floor, you will find two double bedrooms, both equipped with fitted wardrobes, as well as a single bedroom. The family bathroom is fitted with a four piece suite that includes a shower cubicle, a bath, a toilet, and a pedestal wash hand basin. At the rear of the property, there is a large enclosed private garden complete with a large decked area. The front of the property provides access to the single garage and parking space for 3 cars, all whilst being set back from the road.

Summary

Upon entry to the property you arrive in the entrance porch, all double glazed and secure providing a warm welcome to the home.

The hallway is accessed via the porch through a wooden door. The hallway is a great feature and very spacious, this provides access to all ground floor rooms with stairs then rising to the first floor.

The living room is a great family space, it has been extended and features a character fireplace with multi fuel stove. There is a large double glazed window at the rear elevation giving a great view of the garden and double doors to the sitting room so you can either close it off or have it more open plan.

The sitting room is accessed via the living room via the double doors. It's a lovely light filled room due to the large bay window overlooking the front elevation.

The kitchen diner is a great entertaining space having been extended and features a range of modern wall and base units with a black granite effect worktop and a matching island. You will find an eye level built in electric double oven, a five ring gas hob with extractor over as well as space and plumbing for a dishwasher. On the opposite wall there are further matching wall and base units, a modern Worcester Bosch boiler and space for a freestanding fridge freezer. In this room there is ample space for a dining set and the associated furniture. The kitchen/diner benefits from double glazed windows the rear elevation and double glazed door leading straight out to the garden, and a second double glazed back door leading to the utility room.

The utility room is situated off of the kitchen adjacent to the garage, it has space and plumbing for a washing machine and some wall units with countertops below. There is also an alcove currently used to house a freestanding freezer.

The downstairs w.c is fitted with a two piece suite, comprising low flush w.c and was hand basin.

From the utility room you also find access to the garage which is a good size and has an electric roller door to the front. There is also lighting and power in here.

Ascending to the first floor you arrive on the landing. This provides access to all three bedrooms, family bathroom and the loft.

The main bedroom is located at the rear of the property with large double glazed window overlooking the lovely garden, it also features full width fitted wardrobes.

Bedroom two is located at the front of the property, it features from a full width fitted wardrobes and a large double glazed bay window.

Bedroom three is located to the front of the property over the landing, it benefits from a large double glazed window proving an outlook to the front.

The family bathroom is located to the rear of the property and is fitted with a four piece suite. It comprises a bath, walk in shower cubicle, low flush w.c and pedestal wash hand basin.

Outside to the front of the property there is a large block paved driveway with parking for three cars. To the rear of the property there is a large garden with established borders, a large lawn, and a separate decked and paved where there is currently a good sized shed.

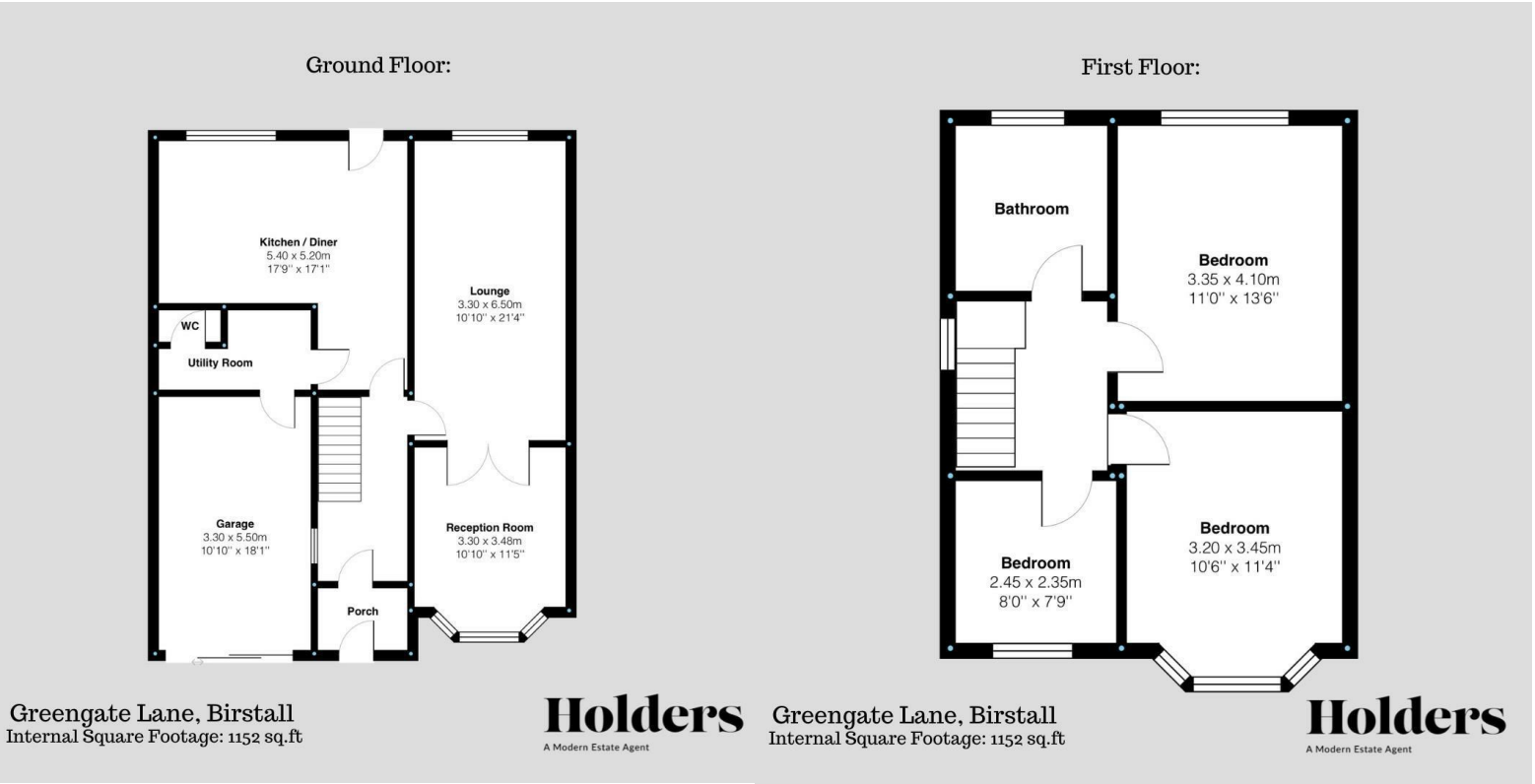
Disclaimer

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.

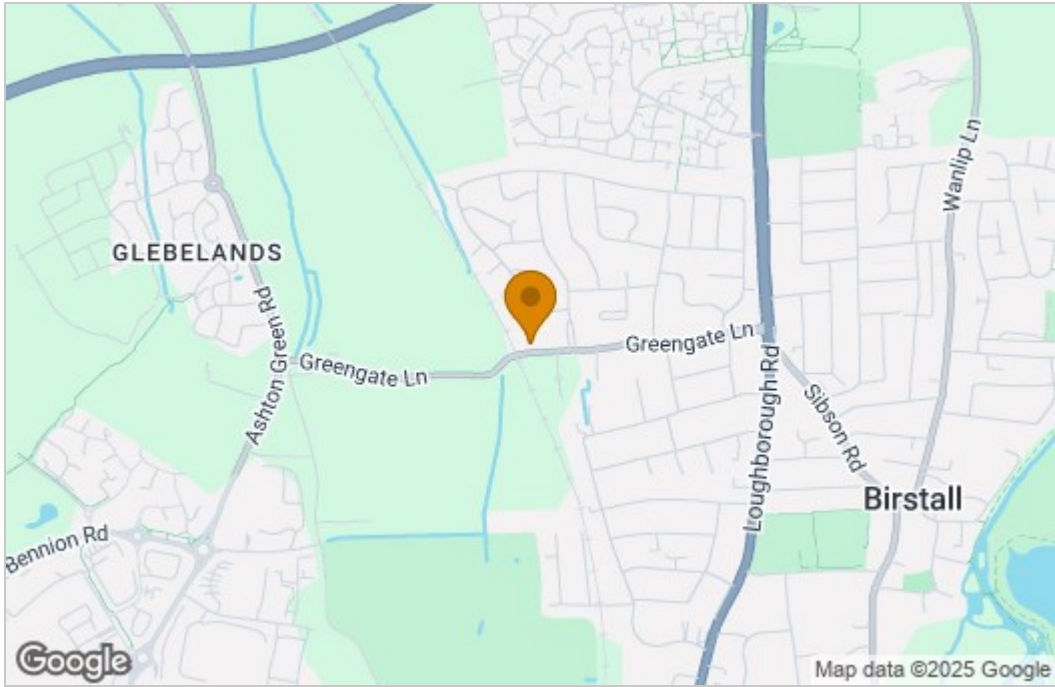
Extra information

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

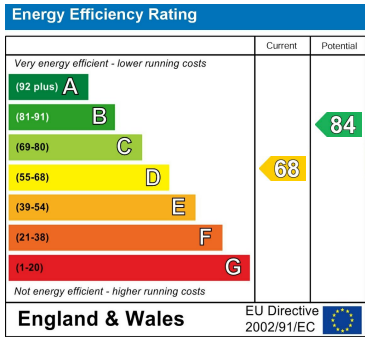
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.