

FREEHOLD



House - Semi-Detached (EPC Rating: )

Woodgate Drive, Birstall, Leicester, LE4 3JX

PRICE:

£345,000

 SETHS



# 3 Bedroom House - Semi-Detached located in Leicester

**\*\*\* THREE BEDROOMS - SEMI DETACHED - POTENTIAL TO EXTEND (STPP) - OFF ROAD PARKING \*\*\***

Seths Estate Agents are pleased to bring to market, with no onward chain, this three-bedroom semi-detached home located on Woodgate Drive in the popular village of Birstall. The property benefits from off-road parking for multiple vehicles and offers excellent potential to extend or convert the loft, subject to the relevant planning permissions.

The accommodation comprises a porch leading into an entrance hall with under-stairs storage and smart meter installations, a spacious lounge with gas fireplace and dual-aspect windows, a further reception area with sliding doors opening onto the rear garden, and a fitted kitchen with base and eye-level units, space for appliances, and access to the garden.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a bathtub and mixer shower. The landing also provides access to the loft, which offers scope for conversion, subject to approval.

Outside, the front of the property features a block-paved driveway providing parking for up to three vehicles. The rear garden includes a paved patio area leading to a lawn, enclosed by wooden fencing, along with side access and both brick-built and wooden sheds, all recently re-roofed.

Located in Birstall, the property is ideally positioned close to local amenities, schools, and transport links, making it a popular and convenient residential location.

## GROUND FLOOR

### PORCH

Carpeted flooring with a double-glazed window facing the side aspect, accessed via a UPVC door.

### ENTRANCE HALL

12'0" x 5'10"

Finished with laminate flooring, the entrance hall is accessed via a UPVC door and benefits from a double-glazed window facing the side aspect. Stairs rise to the first floor, and there is a radiator. The hall provides access to the lounge and the kitchen, along with a storage cupboard located under the stairs. Newly installed gas and electric meters and a smart thermostat are also housed here.

### LOUNGE

16'11" x 11'10"

Carpeted flooring with a radiator and a feature gas fireplace. Double-glazed windows face both the front and side aspects, and there is open access into the second reception room.

### DINING ROOM

9'7" x 9'2"

Featuring carpeted flooring, a radiator, with sliding double-glazed doors providing access into the garden.

### KITCHEN

11'5" x 8'1"

Finished with laminate flooring and partially tiled walls, the kitchen offers base and eye-level units, a stainless-steel sink, space and plumbing for a washing machine, space for a gas cooker with an extractor over, and space for a fridge. Double-glazed windows face the rear and side aspects, and a UPVC door allows access into the garden.

### FIRST FLOOR

### LANDING

7'11" x 7'8"

Carpeted flooring with a double-glazed window facing the side aspect. The landing allows access to all rooms on the first floor and includes a hatch providing access into the loft.



#### **BEDROOM ONE**

13'10" x 10'1"

Carpeted flooring with a radiator, a storage cupboard, and a double-glazed window facing the front aspect.

#### **BEDROOM TWO**

12'4" x 12'1"

Carpeted flooring with a radiator, an inbuilt storage cupboard, and a double-glazed window facing the rear aspect.

#### **BEDROOM THREE**

7'11" x 7'10"

Carpeted flooring with a radiator, a double-glazed window facing the front aspect, and an additional double-glazed window facing the side aspect.

#### **BATHROOM**

7'7" x 5'10"

Fully tiled bathroom comprising a radiator, toilet, wash hand basin with vanity unit, and a polyvinyl bathtub with mixer function. A double-glazed window faces the side aspect.

#### **OUTSIDE**

To the front, the property features a block-paved driveway providing parking for up to three vehicles. A wooden gate offers side access, while a UPVC door leads into the porch and provides entry to the home. The side access is fully block paved and leads to a brick-built shed, along with a separate wooden shed, both benefiting from newly replaced roofing. The rear garden includes a slabbed patio area leading onto a grass lawn and is secluded by a wooden fenced perimeter along the borders.

#### **FREEHOLD**

#### **COUNCIL TAX BAND - C**

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

EPC rating: TBC

Council Tax Band: C (Charnwood)

Council Tax Rate: £2,073.24

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

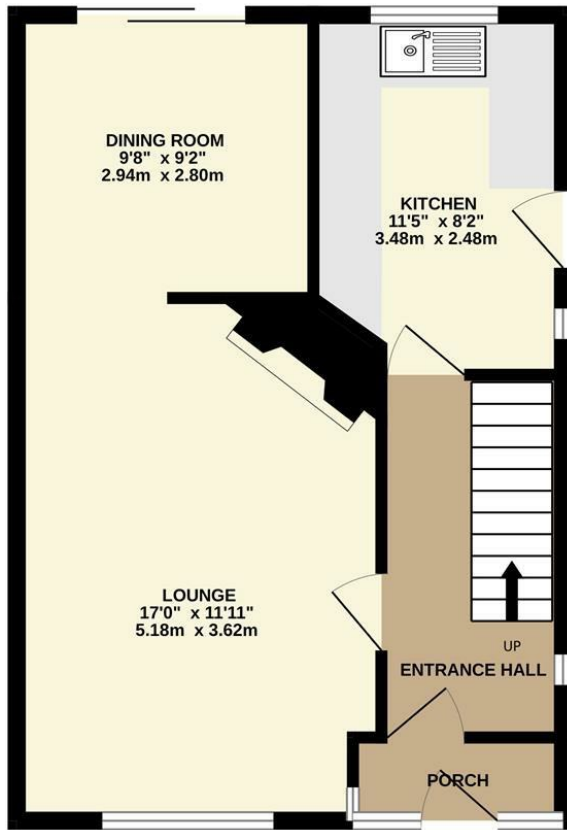
Mains Drainage: Yes

Broadband availability: Superfast Fibre Broadband

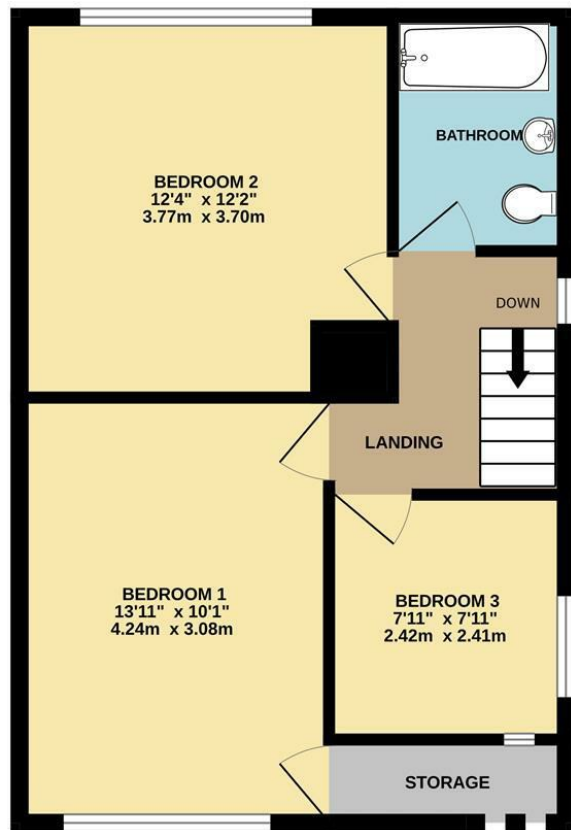




GROUND FLOOR



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

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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