



## 29 Smiths Way, Water Orton, B46 1TW

### Offers over £475,000

**\*\* Back to the market following a short break \*\*** This well presented family detached home located in the much sought after village of Water Orton briefly comprises entrance hallway, lounge, kitchen diner, dining room, conservatory, downstairs wc, utility, four bedrooms (master having en-suite) and family bathroom. There is a private driveway to front providing parking for several cars and good size extended rear garden. The property is located close to transport links, village train station, local amenities and schools. This would make the perfect family home and should be viewed to appreciate the property on offer!



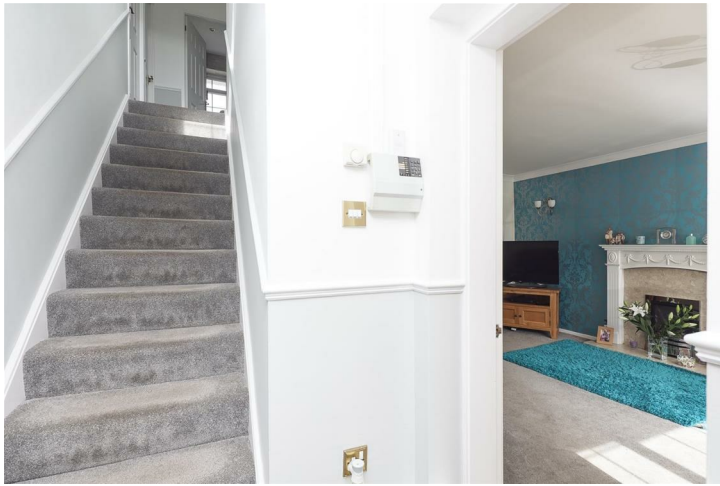
## Approach

Driveway to front providing parking for several vehicles.



## Hallway

Ceiling light point, radiator and stairs rising to first floor accommodation.



## Lounge

13'5" x 13'8" plus bay (4.09m x 4.17m plus bay)  
Double glazed bay window to fore, two radiators and two ceiling light points.



## Kitchen Diner

18'4" x 10'3" (5.59m x 3.12m)  
Having a range of matching wall, base and drawer units, space for double cooker, storage cupboard, integrated dishwasher, sink with mixer tap over, radiator, inset ceiling spotlights, double glazed window to rear and double doors leading to conservatory.



## Dining Room

11'7" x 7'10" (3.53m x 2.39m)  
Double glazed window to fore, radiator and ceiling light point.



## Utility

Double glazed window to rear, double glazed door to side, sink with mixer top over, was mounted boiler, space for white goods and ceiling light point.



## Downstairs W/C

Low level wc, wash hand basin, ceiling light point and double glazed window.



### Conservatory

10'10" x 13'3" (3.30m x 4.04m)

Double glazed with French doors to rear, radiator and ceiling light point.



### Landing

Access to loft void, double glazed window to fore, storage cupboard and ceiling light point.

### Bedroom One

12'08" x 10'11" (3.86m x 3.33m)

Double glazed window to fore, built in wardrobes, radiator and ceiling light point.



### Ensuite

Double glazed window to side, shower cubicle with shower over, wash hand basin, low level wc, heated towel rail and ceiling light point.



### Bedroom Two

10'06" x 8'01" (3.20m x 2.46m)

Double glazed window to fore, built in wardrobes, radiator and ceiling light point.



### Bedroom Three

8'5" x 8'2" (2.57m x 2.49m )

Double glazed window to rear, built in wardrobes, radiator and ceiling light point.



### Bedroom Four

9'8" x 6'5" (2.95m x 1.96m)

Double glazed window to rear, built in wardrobes & storage, radiator and ceiling light point.





ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: E  
EPC Rating: D

### Bathroom

Double glazed window to rear, bath with shower over, sink and low level wc set in vanity unit, heated towel rail and inset ceiling spotlights.



### Rear Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



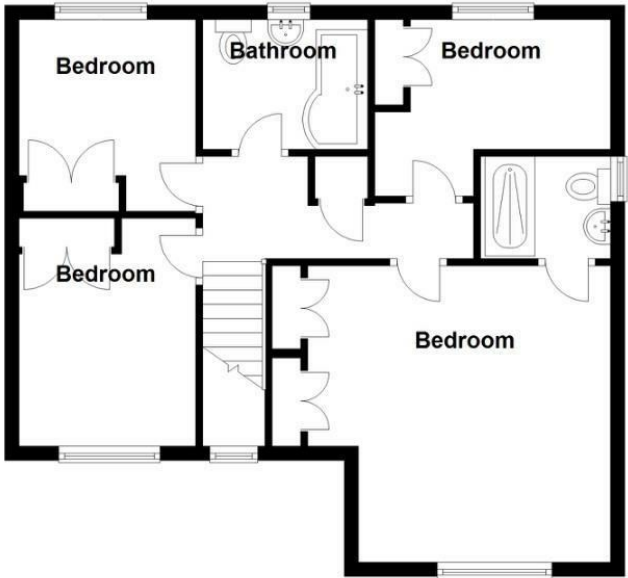
### Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should

Ground Floor



First Floor



Total area: approx. 138.8 sq. metres (1493.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	73
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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