



Mill Hill Wood Way

Offers In Excess Of £245,000

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Tenure

Freehold

Accommodation Details:

External & Approach

With recently laid block paved driveway parking for two cars to the right hand side and a wooden gate leading through to the back garden. The front garden has flower and shrub borders and the replacement front door is protected by a traditional style canopy storm porch.

Entrance Hall

With light grey wood effect ceramic tiles to the floor, there is coving to the ceiling, a 'Hive' central heating control panel, the property consumer unit, one radiator and a door to the downstairs WC.

Downstairs WC

4'1" x 3'11" (1.27m x 1.21m)

Having the same flooring continuing through from the hallway, this is a spacious and square room with waist height ceramic tiles to the walls, a low-level WC with wall mounted integrated dual push flush and there is a pedestal hand wash basin with a chrome mixer tap, an extractor fan and there is one radiator.

Lounge

12'8" (max) x 13'5" (3.87m (max) x 4.11m)

A bright and spacious room with a feature fire place and an electric cast-iron effect fire and stone effect mantelpiece and surround. There is a window to the front aspect, coving to the ceiling, two radiators, stairs off to the first floor and a door through to the kitchen diner.

Kitchen Diner

15'5" x 11'3" (max) (4.70m x 3.45m (max))

Surely the main highlight of this property: spanning the full width of the house with lovely grey wood effect laminate flooring, the kitchen diner has been fully modernised with a large central island and the stylish units are a contrast

between white high gloss with integrated lip handles and matt dark grey. The worktops and matching splash-back panels are white and grey marble effect and fully integrated appliances include; a ceramic four ring hob in the island, chest height double ovens, a fully integrated fridge and freezer, a fully integrated full size dish washer and a fully integrated washing machine. The kitchen also houses the mains gas boiler which is an 'Ideal Logic Combi ESP1 35', there is coving and down-lighters to the ceiling, one radiator and fully glazed double doors and side windows leading out to the back garden. You will also find; two 'pop-up' plug sockets and USB charging stations and a stylish inset white composite sink with a chrome and matt grey mixer tap.

Stairs & Landing

With an access hatch to the loft space and doors off to the three bedrooms and the family bathroom.

Bedroom One

11'6" (max) x 11'3" (3.52m (max) x 3.44m)

To the rear of the property is a generous size double bedroom with two sets of fitted wardrobes and a raised plinth above the stairs with additional storage compartments above. There is a window over looking the back garden, a TV aerial point, one radiator and a door through to the en-suite.

En-suite

3'11" x 8'2" (1.21m x 2.50m)

Beautifully modernised with dark grey tiles to the floor, a large shower cubicle with a glass sliding door, fully tiled walls, a wall mounted mixer shower and riser with two shower heads, including a large rainfall showerhead. There is a low-level WC with a dual push flush and a very stylish round oval hand wash basin with a chrome waterfall tap set on a white high gloss vanity unit. Down-lighters to the ceiling, an extractor fan and a wall mounted chrome heated towel ladder.

Bedroom Two

8'7" x 10'1" (2.62m x 3.08m)

To the front left of the property is another generous double

bedroom with a window to the front aspect, fitted wardrobes and one radiator.

Bedroom Three

6'9" x 6'9" (2.06m x 2.08m)

To the front of the property is a single bedroom with a window to the front aspect and one radiator.

Family Bathroom

6'5" x 5'6" (1.98m x 1.69m)

Having large sand coloured ceramic tiles to the floor, there is a white suite comprising; a panelled bath with a chrome mixer tap and shower attachment, there is a low-level WC with dual push flush and there is a pedestal hand wash basin with a chrome mixer tap. The walls are part tiled with sandstone effect tiling, there are down-lighters to the ceiling, an extractor fan and there is one radiator.

Rear Garden

A delightful and well kept low maintenance back garden with a large patio with stylish grey tiles which provides a very generous seating area, an artificial lawn with mature beds and borders, raised beds, decorative stone, two feature corner sections, and a handy

storage area to the right-hand side leading to the wooden gate and out to the driveway.

Local Authority & Council Tax Band

North West Leicestershire District Council
Band

Post Code For Sat Navs

LE67 6QB

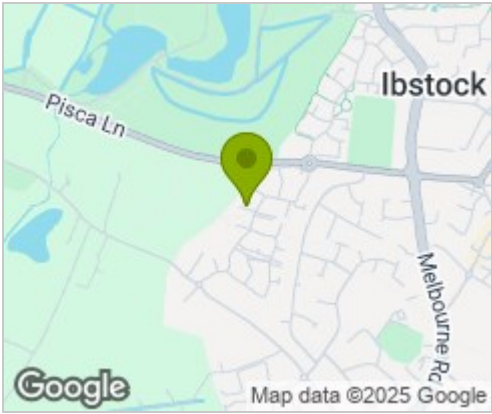
Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

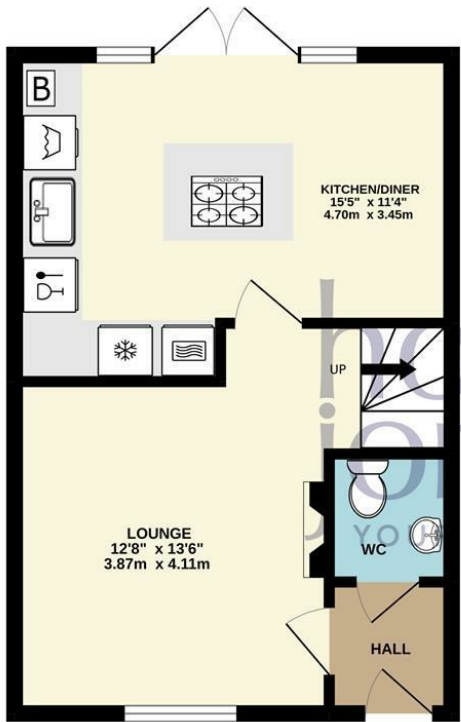
Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

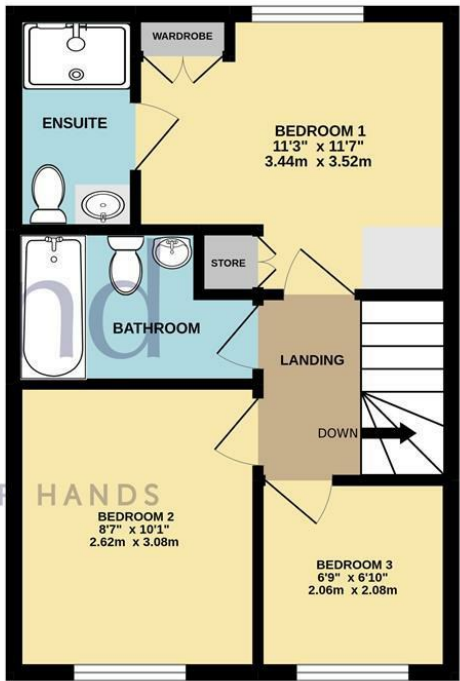




GROUND FLOOR
357 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 716 sq.ft. (66.5 sq.m.) approx.

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: B. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	