

FOR SALE



Abbey
Lettings & Sales



Waterman Drive

Leicester, LE2 8BX

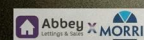
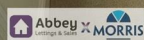
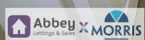
£314,750



5% Towards Your Deposit!! Welcome to this exquisite new build by Morris Homes. This charming 3 bedroom semi-detached property designed for modern comfort and style. Situated in a sought-after location, this home offers the perfect blend of luxury and functionality, making it an ideal choice for discerning buyers.

The property comprises of entrance hall, lounge, kitchen/diner and WC. To the first floor there are three bedrooms, an ensuite to master bedroom and a family bathroom. The property also offers double glazed windows, gas central heating and a rear garden.

This elegant semi-detached property by Morris Homes is the perfect combination of luxury and practicality. Don't miss out on the opportunity to make this wonderful residence your own. Contact us today to arrange a viewing and discover the unparalleled beauty of Morris Homes living.



Entrance Hall

Radiator, stain free select carpeted flooring, upgraded light fitting, alarm control system, doors leading to the front of the property, lounge, kitchen/diner and stairs leading to landing and first floor.

Lounge 12'5" x 15'8" (3.795* x 4.795*)

Radiator, stain free select carpeted flooring, double glazed window, blinds, upgraded light fitting, TV point, doors leading to the entrance hall and WC

Kitchen/Diner 15'10" x 9'2" (4.850 x 2.805)

Luxury vinyl flooring and a stunning new fitted kitchen comprising base and wall units, blinds, upgraded light fittings, worktop, sink and drainer, Franke mixer tap over, integrated fridge/freezer, dishwasher, washer dryer gas hob, oven, extractor fan, radiator, double glazed window and doors leading to lounge and patio doors to rear garden.

WC 4'9" x 5'10" (1.455 x 1.800)

Radiator, luxury vinyl flooring, light fittings, Villeroy and Boch sanitary wear suite comprising of pedestal wash hand basin and low-level flush toilet.

Stairs & Landing to 1st Floor

Bedroom 1 9'0" x 11'5" (2.760 x 3.480)

Double glazed window, upgraded light fitting, radiator, TV point and stain free select carpeted flooring.

Ensuite 8'9" x 3'11" (2.675 x 1.195)

Double glazed window, light fitting, Villeroy and Boch bathroom suite comprising of walk-in shower, wash hand basin, low-level flush toilet, radiator, and vinyl flooring.

Bedroom 2 8'1" x 9'5" (2.480 x 2.885)

Double glazed window, upgraded light fitting, radiator and stain free select carpeted flooring.

Bedroom 3 7'5" x 9'2" (2.280 x 2.805)

Double glazed window, upgraded light fitting, radiator and stain free carpeted flooring.

Bathroom 6'6" x 7'2" (2.000 x 2.195)

Double glazed window, radiator, light fitting, luxury vinyl flooring, villeroy and boch bathroom suite comprising of bath with electric shower over, wash hand basin and a low level flush toilet.

Externally

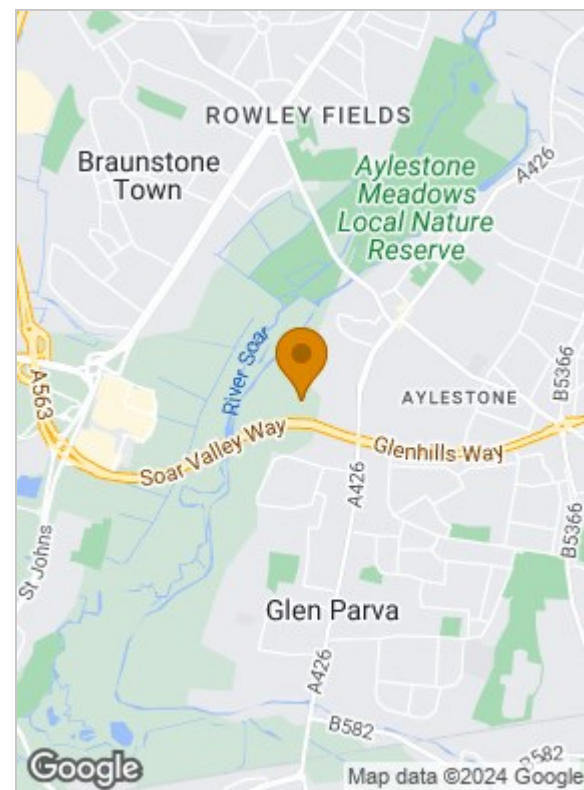
To The Front Of The property

Slabbed path to the front door and two allocated car parking spaces.

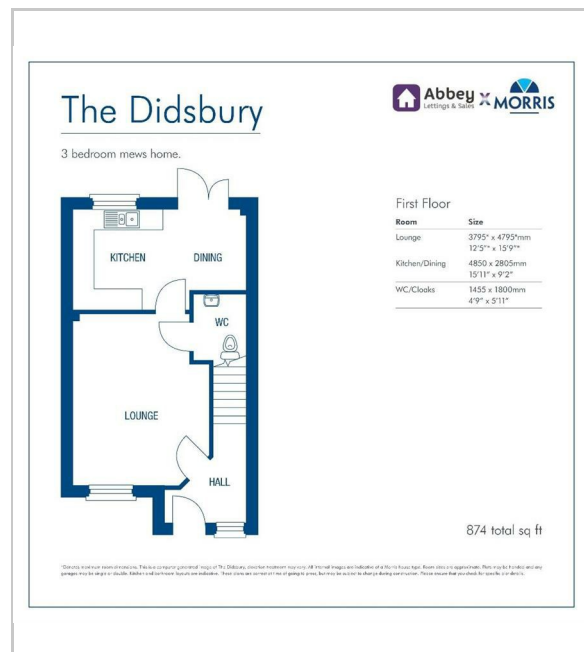
To The Back Of The property

There is an enclosed garden with patio area, turfed area and storage store.

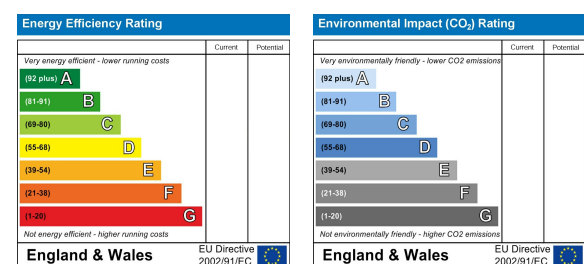
Area Map



Floor Plans



Energy Efficiency Graph



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