



Profiles Estate Agents

56 Waterfall Way

Barwell, Leicester, LE9 8EH

Offers Over £300,000



Deceptively spacious four bedroom extended family detached house, occupying corner position at the head of a picturesque cul de sac. The property as the additional benefits of gas central heating (condensing boiler), PVCu double glazing, luxury breakfast kitchen, modern shower room and off road parking.

Ideally located, close to all local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M1 and M6.

Must be viewed.

NO CHAIN.



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Reception Hall 16'11" x 6'7" (5.17 x 2.03)

PVCu double glazed doors, adjacent leaded double glazed side window, radiator, under stairs cupboard and staircase to first floor with spindle balustrade.

Bedroom 4 / Dining Room (front) 13'5" x 8'9" (4.11 x 2.69)

PCVu double glazed bow window, radiator and coving.

Spacious through lounge 24'0" (max) x 11'3" (max) (7.33 (max) x 3.43 (max))

PVCu double glazed bay window, room sealed gas fire, radiators and PVCu double glazed patio doors.

Separate WC (side) 5'9" x 2'11" (1.77 x 0.91)

Obscure PVCu double glazed window, ceramic tiled floor and radiator.

Luxury extended breakfast kitchen rear 17'7" x 10'6" (5.36 x 3.21)

1 1/2 bowl stainless steel sink, base and wall units (8 base and 3 wall), finished in soft cream, associated work surface, ceramic tiled floor, PVCu double glazed window, radiator, wall mounted gas fired condensing combi, Worcester, Greenstar 28i junior and arch way.

Sun lounge (rear) 12'5" x 9'4" (3.80 x 2.86)

Ceramic tiled floor, multi pitched double glazed poly-carbonate roof, PVCu double glazed windows and twin PVCu double glazed french doors.

First floor landing 9'5" x 6'5" (2.88 x 1.97)

PVCu obscure double glazed window, linen cupboard and roof void access.

Bedroom 1 (rear) 12'10" x 10'8" (3.93 x 3.27)

PVCu double glazed window, radiator,

Bedroom 2 (front) 11'9" x 11'3" (3.60 x 3.45)

PVCu double glazed window and radiator

Bedroom 3 (front) 8'0" x 6'5" (2.44 x 1.98)

PVCu double glazed window and radiator.

Modern shower room (rear) fully tiled 6'5" x 6'2" (1.98 x 1.90)

Suite in white, fitted shower cubicle (walk in) with plumbed mixer shower with rainfall head and side glazed screen, wash hand basin, low flush WC, obscure PVCu double glazed window and chrome ladder style radiator.

Outside

Enclosed front garden

Rear garden with lawn, paved patio, side gated access

Side driveway

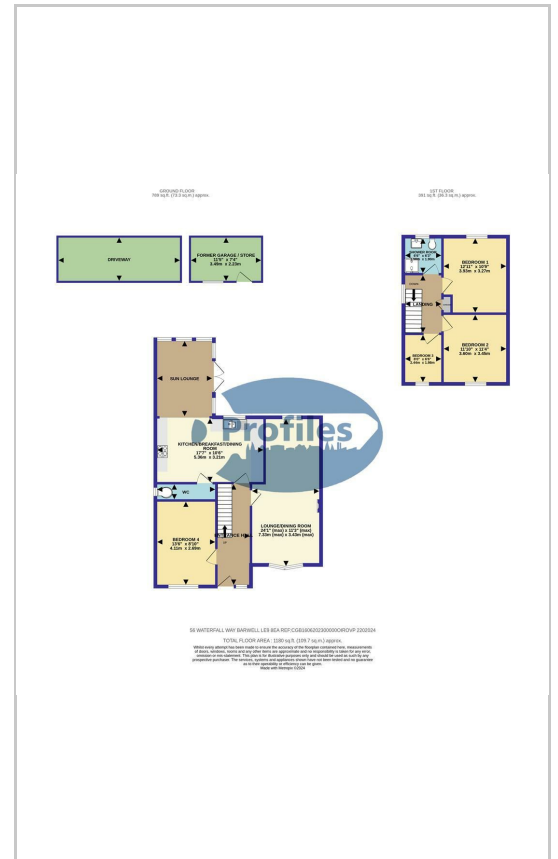
Brick outhouse 11'5" x 7'3" (3.49 x 2.23)

Formally garage with PVCu side door

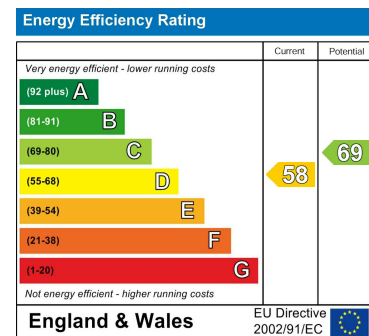
Area Map



Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.