



4 Wentworth Avenue, Elmesthorpe, Leicester, LE9 7NG  
£385,000



Wards are delighted to present this immaculate Houghton design detached family home built by Morris Homes in 2015 occupying a desirable corner plot. The property briefly comprises: Ground Floor: Entrance Hall, Kitchen, Lounge/Dining Room, Utility Room and WC. First Floor: Master Bedroom with an ensuite along with three good sized Bedrooms and a Family Bathroom. Externally, there is a double width tarmac driveway leading to a detached garage, maintained front garden with attractive gardens to the rear consisting of Indian stone patio, raised beds and decked area. Situated in a highly sought after location within walking distance of local amenities and scenic countryside. UPVC double glazing & gas central heating with a newly installed boiler.

### **Kitchen/Dining Room**

**6.36 x 3.58 Meters**

Open plan dining kitchen boasting a stylish range of gloss white cabinets, soft close doors, an integrated Neff oven and dishwasher, herringbone flooring, and bifold doors that open onto the rear garden.



### **Living Room**

**6.36 x 3.62 Meters**

UPVC double glazed windows to the front, rear and side elevations. Newly carpeted flooring



## Master Bedroom

**3.41 x 3.35 Meters**

Located at the rear with carpeted flooring and a UPVC double glazed window to the side elevation.

## Ensuite

**2.89 x 1.64 Meters**

Fully tiled enclosed shower cubicle, pedestal wash basin, low level WC, and modern tiling.

## Bedroom 2

**3.96 x 2.95 Meters**

UPVC double glazed windows to the front and side elevations. Carpeted flooring.





### Bedroom 3

**3.41 x 2.9 Meters**

UPVC double glazed window to the rear elevation with fitted wardrobes and carpeted throughout.

### Bedroom 4

**3.35 x 2.95 Meters**

UPVC double glazed window to the front elevation with carpeted flooring.

### Bathroom

**3.14 x 1.83 Meters**

Fitted with a three-piece white suite comprising of a low-level WC, bath with shower and a vanity sink unit with storage beneath. With modern tiled surrounds and a UPVC double glazed window.



## Utility Room

**1.94 x 1.53 Meters**

Adjacent to the kitchen, the utility room includes wall and base cabinets, a sink along with plumbing for a washing machine and access to the side of the property.

## Downstairs WC

**1.94 x 1 Meters**

Tiled flooring with a low-level WC and corner sink.

## Outside

Maintained front garden with attractive gardens to the rear consisting of Indian stone patio, raised beds and decked area.

## Garage

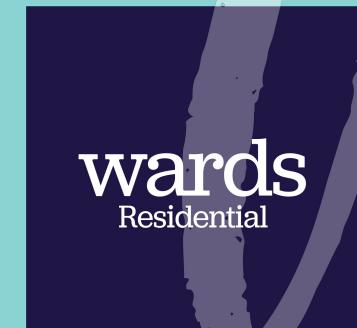
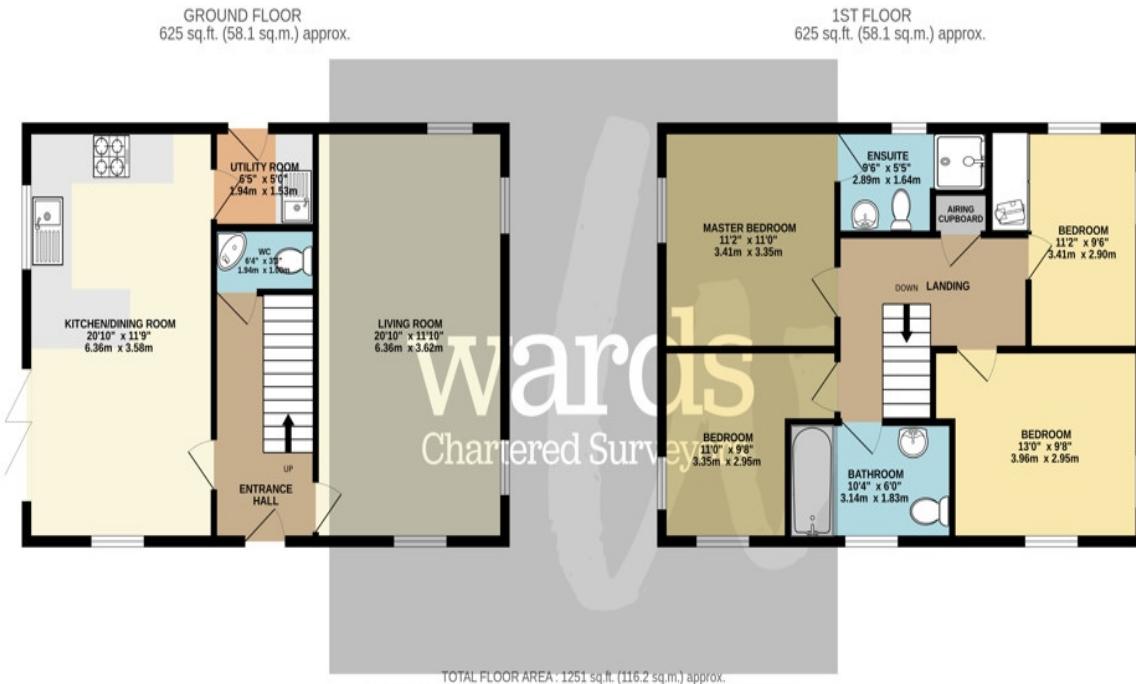
Single garage with power lighting and up and over door.

**EPC - B (81)**

**Council Tax Band - E**

**Call 01455 251771 to make an appointment to view this property**





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