



4 Hazel Way

Barwell, Leicester, LE9 8GP

Offers In The Region Of £270,000



An attractive 3 bedroom semi detached house, maintained to a highest standard throughout and occupying a larger than average corner commanding position with an in and out block paved driveway. The property overlooks a park to the rear. Additional benefits of gas central heating, PVCu double glazed, picturesque rear garden, garage, spacious through lounge/dining room, Victorian conservatory, fully enclosed porch, well appointed kitchen, modern bathroom with shower, cavity wall insulation etc.

The property is ideally located close to all local amenities, including, local schools, shops and regular public transport services.

Ideally positioned for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



Fully enclosed porch. 8'5" x 6'3". (2.59 x 1.92.)
PVCu double glazed windows, ceramic tiled floor and PVCu double glazed door.

Reception hall. 12'5" x 7'2". (3.80 x 2.20.)
Laminate floor, coving, cloaks cupboard, spindle balustrade, understairs cupboard and coving.

Spacious through lounge /dining room. 20'3" (into bay) x 13'1". (6.19 (into bay) x 4.00.)
PVCu double glazed bay window, PVCu double glazed rear patio doors and radiators.

Victorian conservatory (rear). 8'7" (max) x 6'7". (2.62 (max) x 2.01.)
Multi pitched double glazed polycarbonate roof, twin PVCu double glazed French doors, PVCu double glazed windows and laminate floor.

Kitchen (rear). 11'10" x 8'11". (3.62 x 2.72.)
Stainless steel sink, range of attractive base and wall units (9 base and 6 wall), associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, fitted fridge and freezer, PVCu double glazed window, PVCu double glazed door, plumbing for a washing machine and a wall mounted gas fired central heating boiler (Ideal).

First floor landing. 8'3" (max) x 7'0" (max). (2.53 (max) x 2.15 (max).)
Roof void access hatch and coving.

Bedroom 1 (front). 13'6" x 13'3". (4.13 x 4.06.)
PVCu double glazed window and radiator.

Bedroom 2 (rear). 13'6" x 9'3". (4.13 x 2.82.)
PVCu double glazed window and radiator.

Bedroom 3 (front). 9'4" x 7'0". (2.85 x 2.15.)
PVCu double glazed window, radiator and fitted cupboard/wardrobe.

Modern bathroom (rear). Fully tiled. 7'1" x 5'10". (2.16 x 1.78.)
Full suite in white, panel bath with an electric shower and side screen, wash hand basin, low flush wc, PVCu double glazed window, ceramic wall tiling and chrome ladder style radiator.

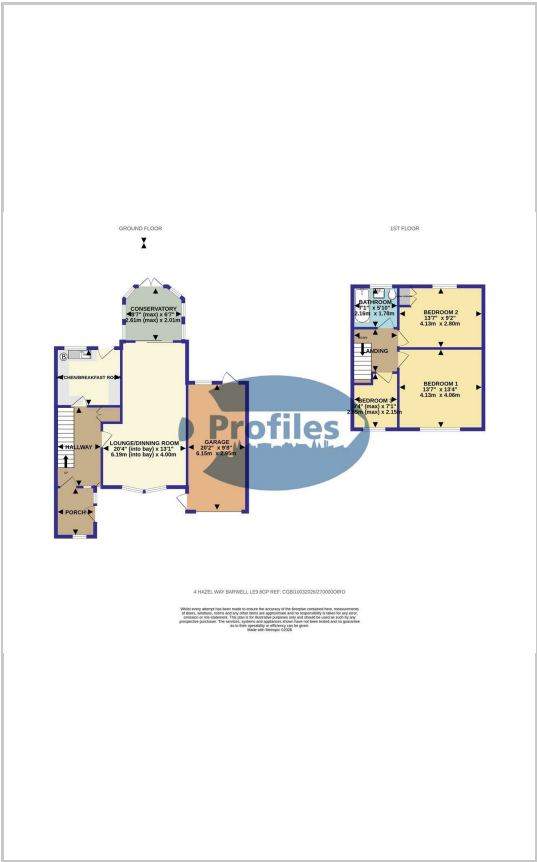
Outside.
Imposing front garden with an in and out block paved driveway, mature trees, gated side access and established lawn.
Enclosed landscaped rear garden, with open views over the park, paved lower and upper patios, water tap, herbaceous borders and lawn.

Garage. 20'2" x 9'8". (6.15 x 2.95.)
Up and over door, rear door and window,

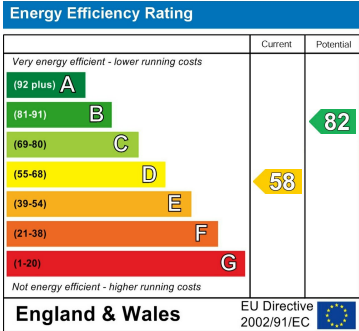
Area Map



Floor Plans



Energy Efficiency Graph



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