



26 Cumberland Way, Leicester, LE9 8HX

wards
Residential

Introducing an immaculately presented modern 4-bedroom detached home with a garage, located in Barwell, Leicestershire, close to Hinckley Town. The property includes a spacious lounge, a newly refitted kitchen with breakfast bar, a bright conservatory, a convenient downstairs WC, 4 generously size bedrooms, a contemporary family bathroom and a large well maintained garden. The master bedroom includes an ensuite and the home benefits from energy-efficient solar panels. With high-quality finishes throughout, this is an ideal family home with plenty of space inside and out.

Entrance hall

UPVC double glazed door and solid wooden flooring.

Lounge

UPVC double glazed bay window to the front elevation and an open fireplace/ log burner.

Dining Room/ Conservatory

A bright space with lots of natural light, tiled flooring and UPVC double glazed windows surrounding the conservatory.

Kitchen

Including white wall and base units with black laminate worktop, white tiled flooring, 2 UPVC double glazed windows to the rear elevation, double oven, extractor fan, ceiling spotlights, a sliding breakfast bar table, built in fridge/freezer, undercounter dishwasher



Landing

UPVC double glazed window to the side elevation and access to the loft.

Bedroom 1

Fitted mirrored wardrobes, UPVC double glazed window to the front elevation and light feature.

Bedroom 2

UPVC double glazed window to the front elevation.

Ensuite

3-piece white suite including floating sink, low flush WC, a shower with tiled splashbacks, tiled flooring, ceiling spotlights and a UPVC double glazed window to the front elevation.





Bedroom 3

With fitted wardrobes and UPVC double glazed window to the rear elevation.

Bedroom 4

UPVC double glazed window to the rear elevation.

Bathroom

4-piece white suite including a floating sink, low flush WC, bath with shower over with tiled splashbacks, tiled flooring, an extractor fan, feature light mirror and a UPVC double glazed window to the side elevation.



WC

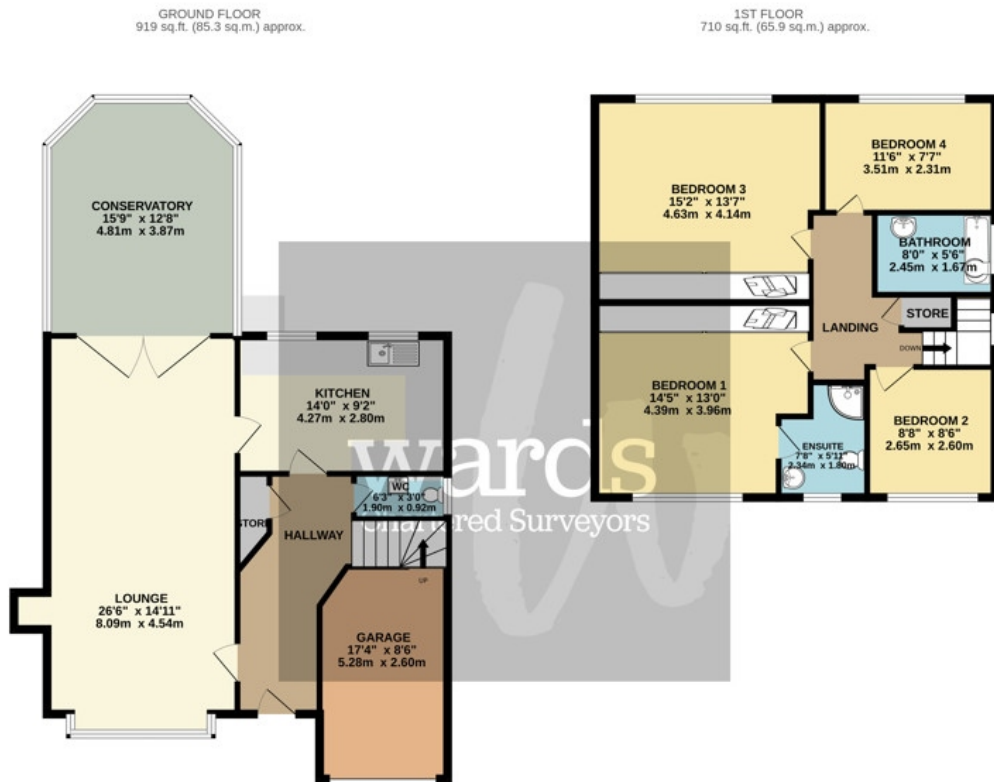
Featuring a 2-piece white suite including floating sink, low flush WC, wooden flooring and a double-glazed window to the side elevation.

Garden

Stepping out on to a block paved patio area, predominantly grass, patio area to the rear, paved borders with shrubbery and fencing surrounding the garden.

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 1628 sq.ft. (151.3 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.
 Made with Metropix ©0025

These particulars, whilst intended & believed to be accurate are set out as a general outline only 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.



20 Station Road
 Hinckley Leicestershire LE10 1AW

01455 251771
 info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836