



wards
Residential

38 St. Peters Avenue, Witherley, CV9 3LN
£415,000

Freehold. A modern three-bedroom family home in the sought-after village of Witherley, offering modern living with flexible spaces and high-quality finishes. The property benefits from a welcoming reception hall, a playroom/office, and a convenient utility area/WC. The spacious lounge flows into the dining area, which features bi-fold doors leading to a well-maintained rear garden. The refitted kitchen is a highlight, featuring a range of modern appliances, including an induction hob, integrated dishwasher, and stainless steel wine cooler. Upstairs, there are three well-proportioned bedrooms, with a luxurious family bathroom complete with freestanding bath and rainfall shower. Outside, the property offers ample off-road parking and a private rear garden. UPVC double glazing and gas fired central heating.

Reception Hall

2.34 x 1.99 Metres

Featuring a modern grey double glazed composite entrance door, double glazed window to the front, stairs leading off to the first floor landing, tiled floor, door to the lounge and a further door to the office.

Office

3.69 x 2.3 Metres

A flexible space having a double glazed window to front, tiled floor with underfloor heating, ceiling spotlights and a door to the utility.

Utility/WC

0.94 x 1.98 Metres

Ceiling spot lights, chrome radiator, tiled floor, low level WC with chrome push button flush, wash basin, plumbing for a washing machine with further appliance space above and a combination central heating boiler.

Lounge

5.5 x 3.85 Metres

Double glazed window to front, double panelled radiator, doors to a useful under stairs storage cupboard, open plan through to the dining area.



Kitchen/Diner

4.59 x 7.24 Metres

Featuring double glazed bi-folding doors leading out to the rear garden, ceiling spotlights, two double glazed Velux windows, tiled floor with under floor heating and open plan through to the kitchen. Double glazed window to rear, double glazed Velux window, tiled floor with under floor heating, extensive range of white high gloss style base and eye level units, built in fridge freezer, stainless steel microwave, low level stainless steel double oven, wooden effect roll edge work surfaces with matching up stands, induction hob with a black extractor fan above, built in dishwasher, breakfast bar area, stainless steel wine cooler and a double glazed side entrance door.

Landing

1.03 x 2.52 Metres

Ceiling spotlights, access to the roof storage space and doors leading off to the bedrooms.

Bedroom 1

3.04 x 3.92 Metres

Double glazed window to front and a double panelled radiator.

Bedroom 2

3.06 x 2.49 Metres

Double glazed window to the front, single paneled radiator and double doors to an over stairs storage cupboard.

Bedroom 3

2.49 x 3.1 Metres

Double glazed window to rear, double panelled radiator and a fitted wardrobe.





Bathroom

2.42 x 3.38 Metres

Double-glazed window to rear, tiled floor, modern black towel radiator, low level WC with a modern push button flush, wall mounted wash basin with vanity storage beneath, freestanding double ended bath with a centre chrome mixer tap, good sized tiled shower cubicle having a rainfall style shower head, tiling to half height and ceiling spot lights.



Outside

Externally, to the front elevation there is a driveway.

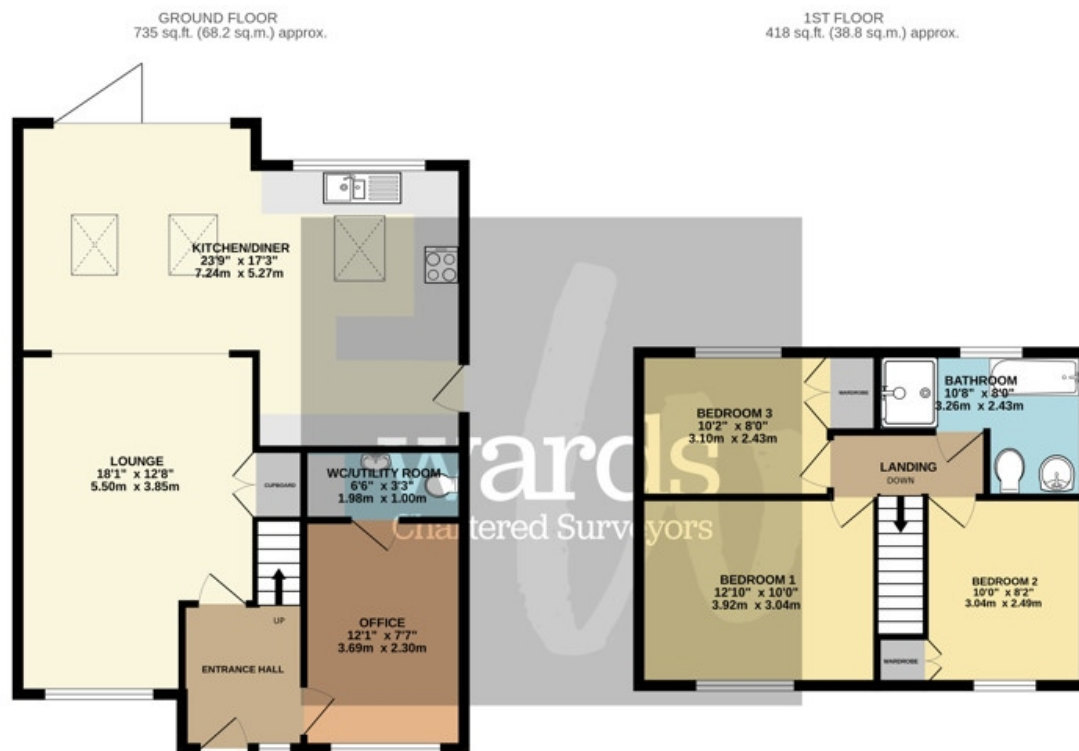
To the rear, the garden features a patio area, a well-maintained lawn and enclosed by timber fencing. It includes a cabin with a storage cupboard on a concrete foundation and a decking area with a seating space, perfect for entertaining.

EPC Rating - to be supplied

Council Tax Band - D

Call 01455 251771 to make an appointment to view this 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

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.