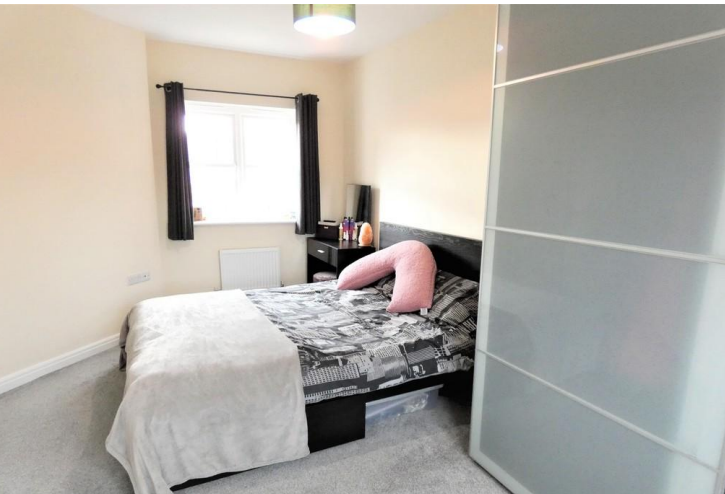


  
**SETHS**  
THINK PROPERTY...THINK SETHS

**Watermead Way**  
Birstall, Leicester

**Price £239,995**  
[www.seths.co.uk](http://www.seths.co.uk)



**\*\*\* IDEAL FAMILY HOME - EXCELLENT  
CONDITION \*\*\***

Well presented semi detached property  
situated in the Birstall area.

Briefly the accommodation comprises,  
entrance hall, cloakroom, lounge, kitchen /  
diner, three bedrooms, MASTER BEDROOM  
WITH EN-SUITE and a bathroom. The  
property benefits from gas fired central  
heating, PVCu double glazing, EXISTING  
NHBC WARRANTY, driveway and a rear  
garden.

Viewing is by appointment only.

**GROUND FLOOR**

**ENTRANCE HALL**

Composite double glazed door to front aspect,  
staircase off, access to under stairs storage  
cupboard, radiator and carpeted.

**LOUNGE**

18' 11" x 13' 07" (5.77m x 4.14m) PVCu double  
glazed window to front and rear aspect, carpeted,  
television point and radiator.

**KITCHEN & DINER**

17' 07" x 10' 00" (5.36m x 3.05m) Well presented  
fitted kitchen with base level cupboards and  
drawers having round edged worktops over, wall  
mounted eye level cupboards, 1 & 1/2 bowl sink  
with drainer and mixer, integrated four ring gas  
hob gas with extractor over, integrated fridge  
freezer, plumbing for washing machine, space for

dining table, tiled flooring, partly tiled walls, PVCu  
double glazed window to front aspect and PVCu  
double glazed patio doors to garden area.

**CLOAKROOM**

Close coupled w.c., pedestal wash hand basin  
with tiled splashbacks and access to fitted storage  
cupboard.

**FIRST FLOOR**

**LANDING**

Carpeted and PVCu double glazed window to  
rear aspect.

**MASTER BEDROOM WITH EN-SUITE**

17' 08" x 12' 02" (5.38m x 3.71m) PVCu double  
glazed window to front and rear aspect, carpeted,  
radiator and fitted cupboard. Door access to :



### SHOWER EN-SUITE

Fitted shower cubicle, pedestal wash hand basin, close coupled w.c., partly tiled walls, extractor fan and heated towel rail.

### BEDROOM 2

10' 10" x 8' 00" (3.3m x 2.44m) PVCu double glazed window front and side aspect, carpeted and radiator.

### BEDROOM 3

8' 11" x 7' 08" (2.72m x 2.34m) PVCu double glazed window to rear aspect, carpeted and radiator.

### BATHROOM

Panelled bath tub with shower over, pedestal wash hand basin, close coupled w.c.. partly tiled walls, PVCu double glazed window and heated towel rail.

### OUTSIDE

#### REAR

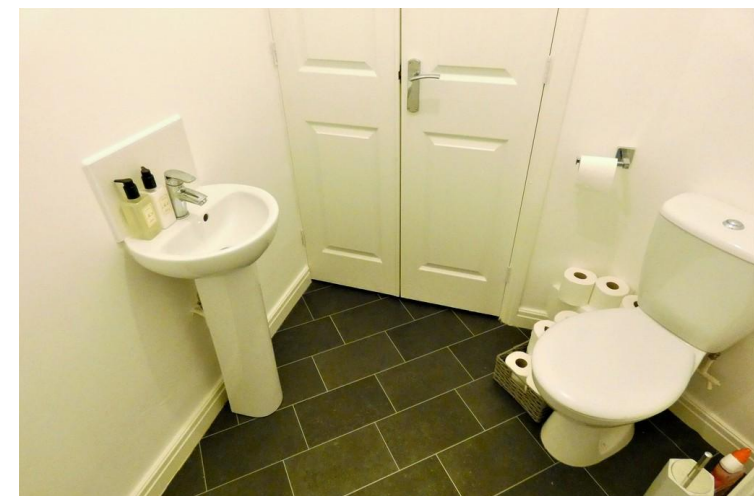
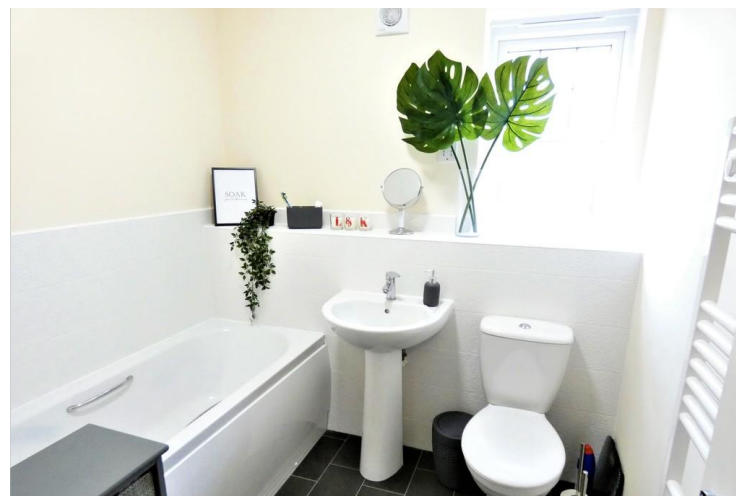
Decking area, lawned area and secluded by fencing.

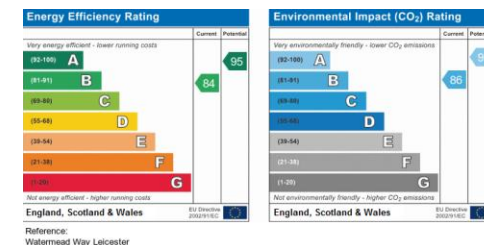
#### FRONT

Gardens to the front with access to :

#### DRIVEWAY

Driveway located at the front of the property with space for two cars.





Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering

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