



wards  
Residential

5 St. Marys Mews, Leicester, LE9 8AY  
£245,000



## Freehold

Wards are delighted to present this well-built impressive 2006 Tony Morris built three-bedroom semi-detached home in Barwell. The property is situated on a quiet cul-de-sac within walking distance to the village centre. The ground floor comprising: entrance hall, downstairs WC, front lounge, kitchen. The first-floor including: three good-sized bedrooms and a family bathroom. The outside of the property benefits from off-road parking, a brick-built garage and maintainable rear garden. Gas central heating and SUDG.

### Accommodation

With attractive white paneled composite door leading to

### Entrance hall

1.13 With access to the downstairs WC and to the front lounge.

### Front Lounge

3.34 With a handy understairs storage cupboard, fitted shelving, TV console included and UPVC double glazed window to the front elevation.



## Kitchen

**2.45** Fitted with wooden cupboard wall units and floor mounted base units, contrasting black laminate work surfaces and ceramic tiled splash backs, inset stainless steel sink and drainer, plumbing and space for washing machine, built in cooker and gas hob with extractor fan above, tiled flooring, ceiling spot lights, UPVC double glazed windows to the rear elevation and UPVC double glazed French doors to the rear elevation leading onto the patio area.

## WC

**1.63** Fitted with a two-piece white suite including a low flush WC, sink on vanity, wall mounted towel holder and UPVC double glazed window to the front elevation.







## **Landing**

2.35 With access to the loft, access to the bathroom and all three bedrooms.

## **Bedroom 1**

3.02 With fitted wardrobes and UPVC double glazed windows to the front elevation.

## **Bedroom 2**

2.77 With UPVC double glazed window to the rear elevation.

## **Bedroom 3**

2.88 With UPVC double glazed windows to the front elevation.



## **Bathroom**

1.68 Fitted with a four-piece white suite including low flush WC, sink on vanity, shower over bath, ceramic tiled splash backs ceiling spot lights, extractor fan and UPVC double glazed window to the rear elevation.

## **Outside**

The property is situated in a quiet cul-de-sac development set back from the road. The front garden is predominantly laid to lawn. In close proximity there is a large brick built single garage with up and over door. To the side of the property there is an anthracite timber gate, through there is side access leading to the rear garden. The rear garden there is a full width patio slabbing adjacent to the house, beyond being predominantly laid to lawn with stoned borders enclosed by timber fencing. To the top left of the garden there is a timber decking area and to the top right there is a timber summer house with power and lighting.

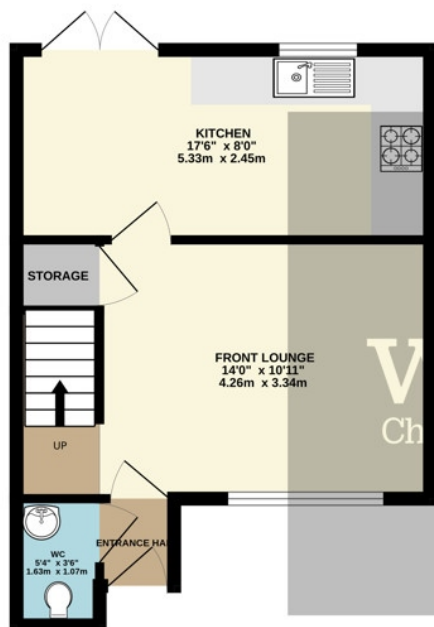
**EPC rating - C**

**Council Tax Band - B**

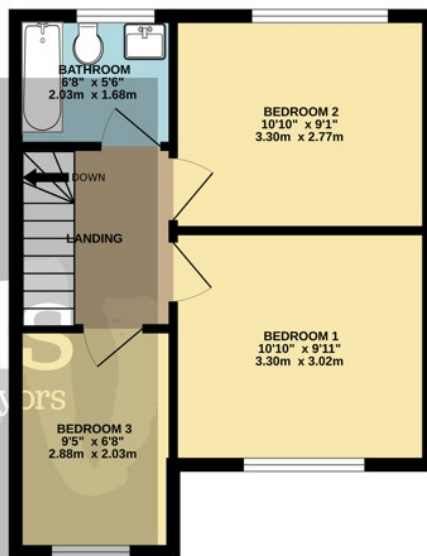
**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.

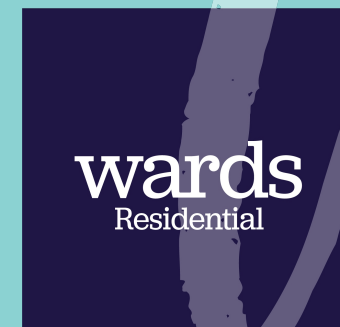


1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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.  
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