

# Holder's

A Modern Estate Agent



6 Watermead Way, Leicester, LE4 3BX  
£325,000

Holder's are delighted to present this three bedroom detached family home boasting a well presented interior and situated on a double plot which allows scope for extension and alteration subject to the necessary planning consents. Located on the highly popular Hallam Fields development.

## Summary

Upon entering the property, you will find the hall which gives access to the kitchen/diner, w.c and lounge.

The w.c is fitted with a two piece suite comprising, low flush w.c and wash hand basin.

The lounge is of good proportions and has the added benefit of dual aspect windows making it a very light room.

The kitchen diner is fitted with a range of wall and base units with countertops above. There is an integrated dishwasher, integrated oven with gas hob and extractor above, there is under counter space and plumbing for a washing machine as well as space for a fridge freezer. There are French doors to the side elevation leading straight out to a patio area and the large garden beyond.

Ascending to the first floor, you will discover three generously sized bedrooms, one of which includes an en-suite shower room. Additionally, there is the family bathroom fitted with a three piece suite, comprising bath, low flush w.c and wash pedestal wash hand basin.

At the front of the property, you will find a well-maintained lawned garden. There is also gated access to the rear of the property, ensuring privacy and security.

To the side of the property, there is a tarmac drive that leads to the garage, providing convenient off-road parking and easy access to the property.

Moving to the rear of the property, you will discover a spacious garden area. This area features a delightful patio, perfect for outdoor relaxation and entertaining. The garden is enclosed by sturdy fencing, ensuring a sense of seclusion, with the remaining space predominantly laid to lawn, offering ample room for outdoor activities and gardening.

Lastly, the property includes a garage with an up and over door, providing secure storage for vehicles. The garage is equipped with power and light, ensuring convenience and functionality.

Notable features of the home include upvc double glazing, ensuring energy efficiency, as well as gas central heating for optimal comfort. The property also offers off-road parking and a garage, providing convenient storage and security for vehicles.

Situated in the village of Birstall, within the Charnwood district of Leicestershire, this location offers excellent accessibility to nearby cities such as Leicester, Nottingham, Loughborough, and Melton. Birstall benefits from both road and rail links, making it an ideal choice for commuters.

Within the village itself, you will find a range of local amenities to cater to your daily needs. Additionally, The River Soar and Watermead Country Park are nearby, offering picturesque woodland walks, cycle tracks, picnic areas, and lakes. This natural haven is popular among families, walkers, and cyclists, and provides a habitat for various wetland wildlife.

## Disclaimer

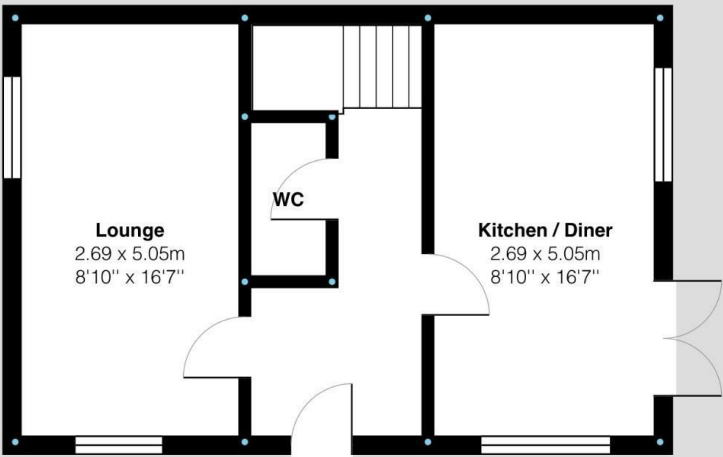
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## Extra information

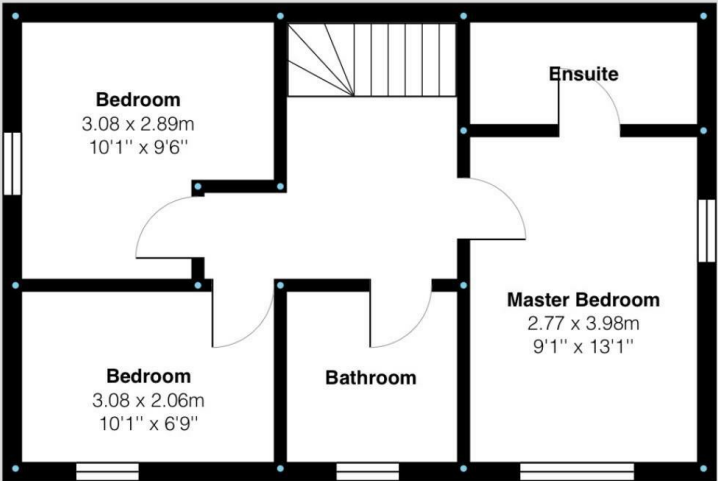
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Floor Plan

Ground Floor:



First Floor:



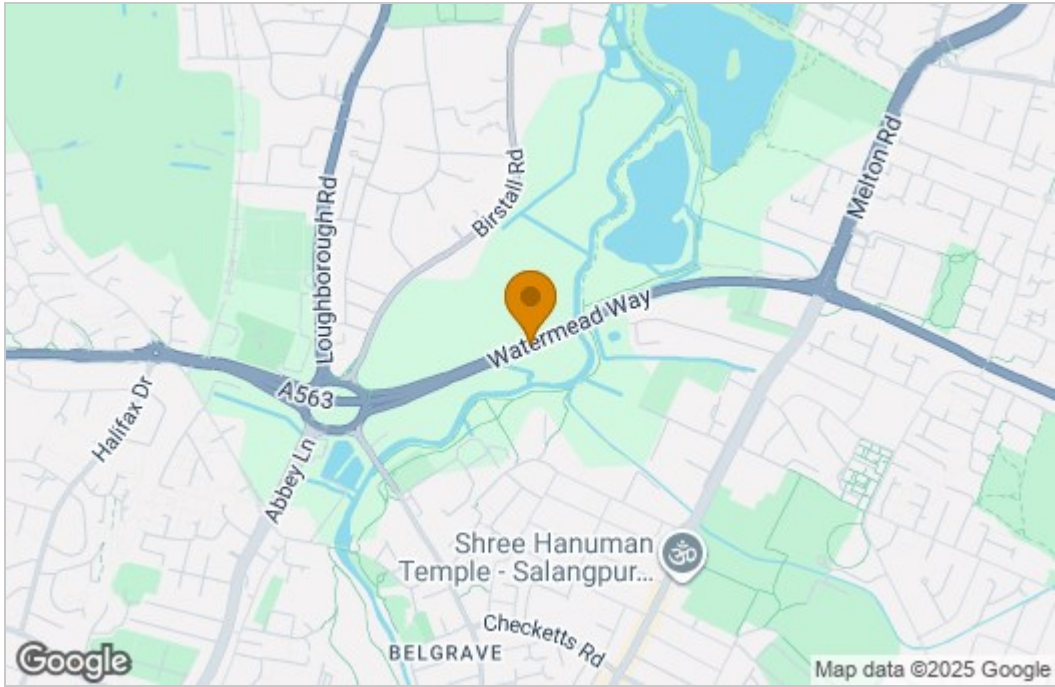
Watermead Way, Birstall  
Internal Square Footage: 872 sq.ft

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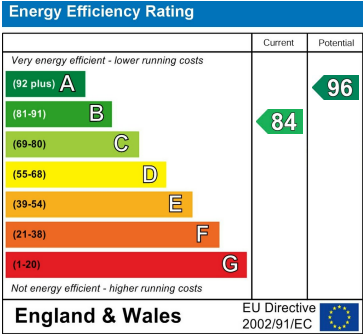
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Area Map



Energy Efficiency Graph



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