





Nestled within the sought-after Weston Heights Development, this impeccably maintained semi-detached residence offers an inviting entrance hallway, lounge, a spacious kitchen, dining room, conservatory and a convenient downstairs WC. Upstairs, three bedrooms await and a separate family bathroom.

Outside, the property a driveway to the side elevation leads up to side entrance and a delightful rear garden with a charming patio area, perfect for outdoor relaxation.

This home promises a contemporary and stylish lifestyle for its new occupants. Enjoying superb commuter links via the A50, access to the city and beyond to the East Midlands and central regions of the UK is convenient and hassle-free.



**ABODE**  
SALES & LETTINGS

## Hallway

With a timber glazed front entry door leading into, UPVC double glazed window to the front elevation, central heating radiator, useful storage cupboard, thermostat, doorbell chime, distribution board, smoke alarm, doorbell chime, and internal doors leading to:

## Kitchen

With a UPVC double glazed window to the front elevation, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect, drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances include four ring gas hob with built in extractor, oven/grill, composite sink and drainer with chrome mixer tap, plumbing space and freestanding space for further white goods, central heating radiator and isolator switch.

## Cloaks/WC

With a low-level WC with continental flush, pedestal wash hand basin with waterfall mixer tap and tiled splashback, central heating radiator and extractor fan.

## Dining Room

With UPVC double glazed French doors leading to:

## Conservatory

With UPVC double glazed windows to all elevations and UPVC double replaced French doors leading to the rear patio with a self cleaning, opaque vaulted glass roof.



## Landing

With the smoke alarm, UPVC double glazed window to the rear elevation, airing cupboard and isolator switch, internal doors lead to:

## Bedroom One

With UPVC double glazed windows to both the front and rear elevations and central heating radiator.

## Bedroom Two

With UPVC double glazed bay window to the front elevation and central heating radiator.







### Bedroom Three

With UPVC double glazed windows to the front elevation and central heating radiator.

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece family bathroom suite comprising of low-level WC with continental flush, pedestal wash hand basin with waterfall mixer tap and tiled splashback, panel bath units with electric shower over and complementary tiling to wall coverings, chrome towel radiator and extractor fan.

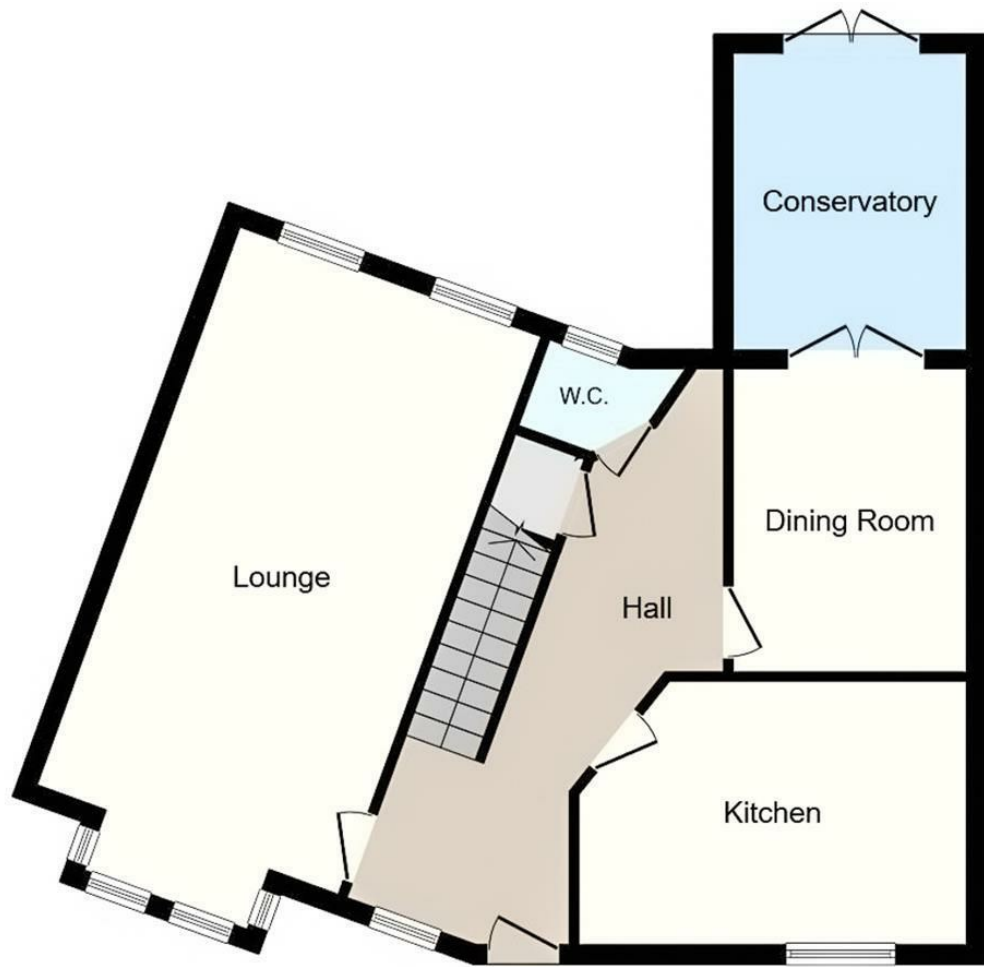








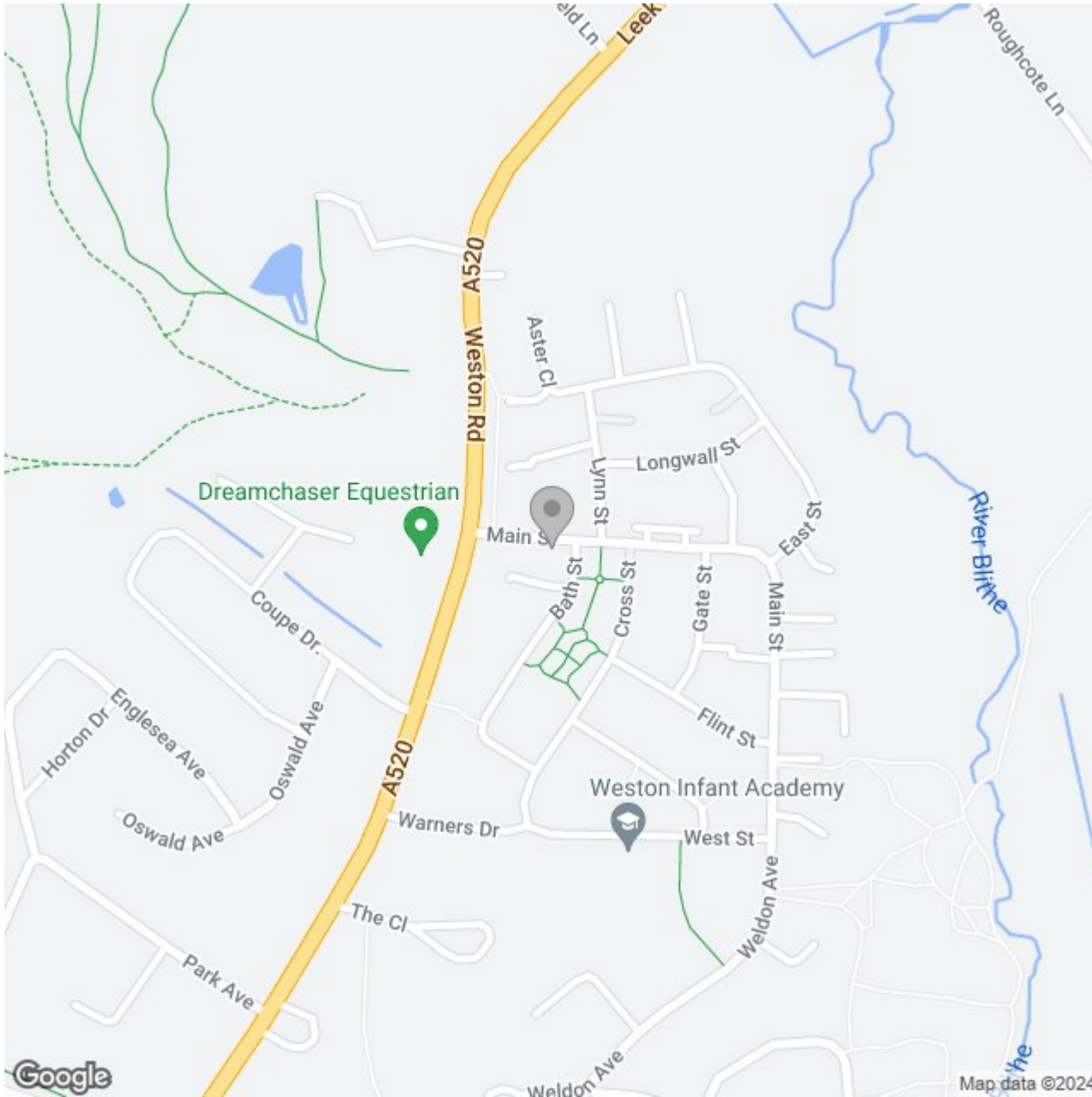




**Ground Floor**



**First Floor**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>79</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	