



79 Leicester Road, Thurcaston, Leicester LE77JH

MOORE  
& YORK



### Property at a glance:

- Established Bay Window Detached Bungalow
- Stunning Open Countryside Views
- Easy Access Beautiful Countryside
- Lounge & Dining Kitchen
- Sun Room & Utility / Laundry
- Tandem Garage & Garden Room
- Four Bedrooms
- Viewing Essential
- No Upward Sales Chain

Guide Price £475,000 Freehold



Deceptively spacious established detached family bungalow situated on a Private road set back from the main road with stunning open countryside views to rear situated in the heart of popular Chamwood village offering easy access to Bradgate Park, Chamwood Forest, and Swithland and Cropston Reservoirs. The well appointed, spacious double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, open plan newly fitted kitchen/breakfast room, utility room, sun room, two double bedrooms and shower room and to the first floor two further bedrooms. This lovely home stands on a good sized plot comprising large patio and lawn garden to rear with beautiful open countryside views with further garden to side and front with access to side tandem garage leading to garden room. Rarely do properties of this style, size calibre and location become available for sale and we highly recommend an early viewing.

#### DETAILED ACCOMMODATION

Hardwood and glazed door with UPVC sealed double glazed side panels set in a feature original arched storm canopy with tiled flooring leading to

#### UNDER STAIRS WC

Two piece suite comprising low level WC and wash hand basin

#### ENTRANCE HALL

Stairs leading to first floor accommodation, under stairs cupboard, electric heater

#### LOUNGE

13' 6" x 13' 11" (4.11m x 4.24m) UPVC sealed double glazed bow window to front aspect, TV point, coal effect gas fire set in feature display surround, electric heater, exposed beam, double doors leading to

#### KITCHEN/DINING ROOM

#### DINING AREA

13' 1" x 11' 6" (3.99m x 3.51m) UPVC sealed double glazed sliding patio doors leading to side patio area, exposed beam, display fire surround, open plan arched access to









## KITCHEN AREA

13' 0" x 7' 0" (3.96m x 2.13m) Newly fitted in a range of soft close units comprising one and a half bowl sink unit with cupboards under and mixer tap over, matching range of base units with butcher block style work surfaces over and drawers and cupboards under, complimentary wall mounted eye cupboards, large white tiled splash backs, built in oven and four piece ceramic hob with extractor fan over set in matching hood, built in microwave, integrated fridge/freezer, UPVC sealed double glazed window

## UTILITY ROOM

7' 10" x 5' 11" (2.39m x 1.80m) Work surface with utility space under with plumbing for washing machine and dishwasher, tall larder cupboard, UPVC sealed double glazed window, UPVC sealed double glazed door

## SUN ROOM

11' 10" x 6' 7" (3.61m x 2.01m) UPVC sealed double glazed window and French doors to rear garden

## BEDROOM 1

15' 10" x 12' 0" (4.83m x 3.66m) UPVC sealed double glazed bow window to front aspect, fitted bedroom furniture comprising wardrobes, dressing tables and over bed blanket cupboards, electric heater

## BEDROOM 2

11' 7" x 10' 5" (3.53m x 3.17m) Sealed double glazed sliding patio door, electric heater

## SHOWER ROOM

7' 8" x 6' 8" (2.34m x 2.03m) Three piece suite comprising walk in tiled shower cubicle, vanity sink unit and low level WC, arched mirror recess, airing cupboard, access to loft space, heated towel rail

## FIRST FLOOR

### BEDROOM 3

10' 10" x 9' 8" (3.30m x 2.95m) Exposed beams, large picture sealed double glazed Velux window, electric heater

### BEDROOM 4

11' 10" x 7' 8" (3.61m x 2.34m) Eaves wardrobes, exposed beam, large sealed double glazed Velux picture window, electric heater

## OUTSIDE

Block garden area to front with inset Victorian style lantern light. Side driveway leading to tandem garage (27'1 x 12'5) with access leading to rear garden room (16'2 x 9'1) with UPVC sealed double glazed window and French door to rear garden. Secondary side driveway with double gated access to side patio. Stunning rear garden, with open countryside views, comprising large coloured patio seating area with steps leading to formal shaped lawns with well stocked evergreen and floral beds and central circular evergreen bed











## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double glazed.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## TENURE

Freehold















**COUNCIL TAX BAND**

Charnwood D

**EPC RATING**

TBC

**IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



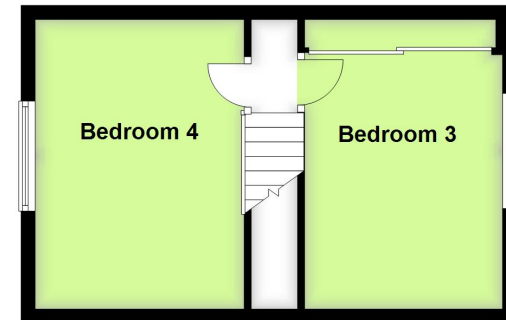
### Ground Floor

Approx. 139.9 sq. metres (1506.2 sq. feet)



### First Floor

Approx. 27.3 sq. metres (294.4 sq. feet)



Total area: approx. 167.3 sq. metres (1800.6 sq. feet)

**IMPORTANT:** All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



