



6 Burns Street, Leicester LE26DB

MOORE  
& YORK



### Property at a glance:

- Beautiful Character Home
- Many Original Features Throughout
- Popular Location
- Two Double Bedrooms
- Dining Room & Open Plan Living Area
- Cottage Style Gardens
- Internal Viewing Essential

Asking Price £210,000 Freehold



Beautifully presented Victorian home offering a perfect fusion of contemporary and character living. The property offers many traditional features including stripped paneled and Quarry tiled flooring, feature fireplaces and stripped cottage doors throughout and the centrally heated and double glazed accommodation briefly comprises to the ground floor dining room, and sitting room with open plan aspect to fitted kitchen area and to the first floor two double bedrooms and bathroom. To the rear are lovely cottage style gardens incorporating seating areas, lawns and greenery. An internal inspection is essential to appreciate the style of accommodation provided.

#### DETAILED ACCOMMODATION

##### DINING ROOM

11' 11" x 11' 3" (3.63m x 3.43m) UPVC sealed double glazed window, stripped alcove cupboards and shelves, stripped panelled flooring, feature cast iron and hardwood fire surround, ornate coving

##### INNER LOBBY

Under stairs cupboard

##### LOUNGE

11' 11" x 11' 3" (3.63m x 3.43m) Enclosed stairwell leading to first floor accommodation, UPVC sealed double glazed window, designer vertical radiator, tiled and hardwood fire surround, TV point, open plan access to





## KITCHEN

12' 10" x 6' 7" (3.91m x 2.01m) Comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over and drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, easy wipe splash back, Quarry tiled flooring, Velux sealed double glazed window, UPVC sealed double glazed window, door to rear garden

## FIRST FLOOR LANDING

Radiators, access to loft space, stripped and varnished panelled flooring

## BEDROOM 1

12' 11" x 11' 11" (3.94m x 3.63m) Stripped and varnished panelled flooring, radiator, UPVC sealed double glazed window, cast iron fire surround, picture rail

## BEDROOM 2

11' 11" x 9' 11" (3.63m x 3.02m) Stripped and varnished panelled flooring, UPVC sealed double glazed window, radiator, over stairs cupboard, cast iron fire surround..

## FAMILY BATHROOM

12' 10" x 6' 7" (3.91m x 2.01m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, airing cupboard housing central heating boiler, radiator

## OUTSIDE

Nicely planned cottage style garden to rear incorporating decked and patio seating areas, lawns and evergreen and floral beds. Brick built outhouse WC and storage room

## SERVICES

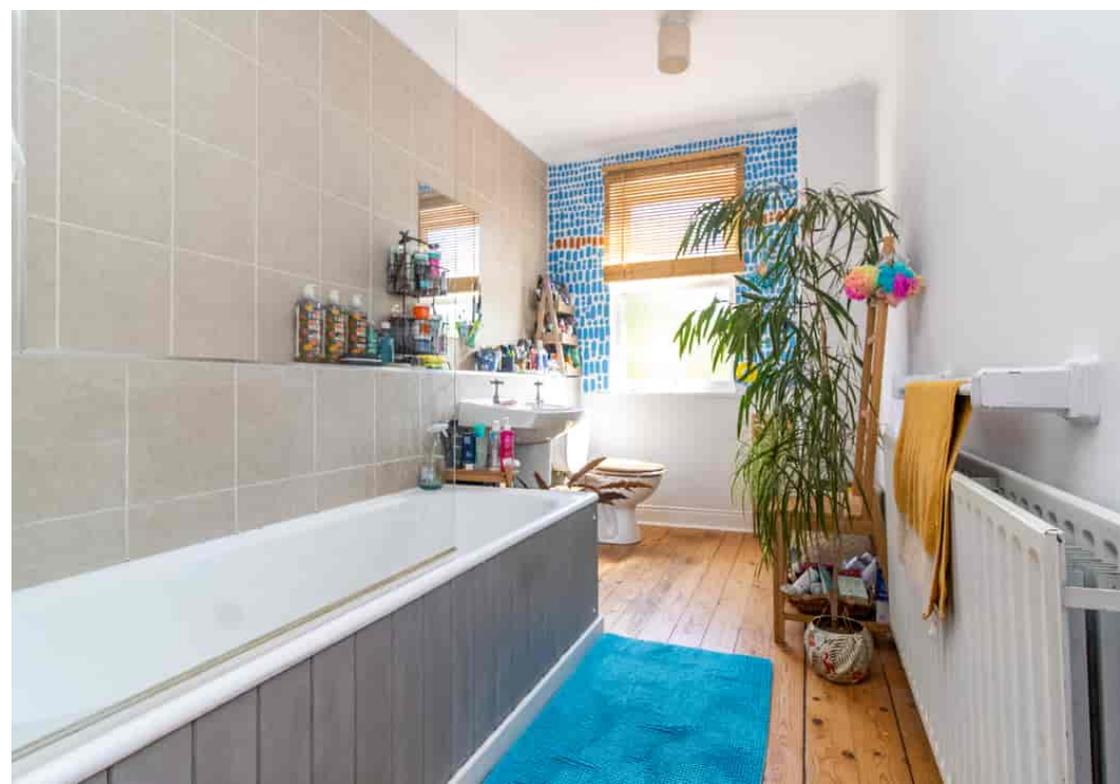
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

## 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

### **EPC RATING**

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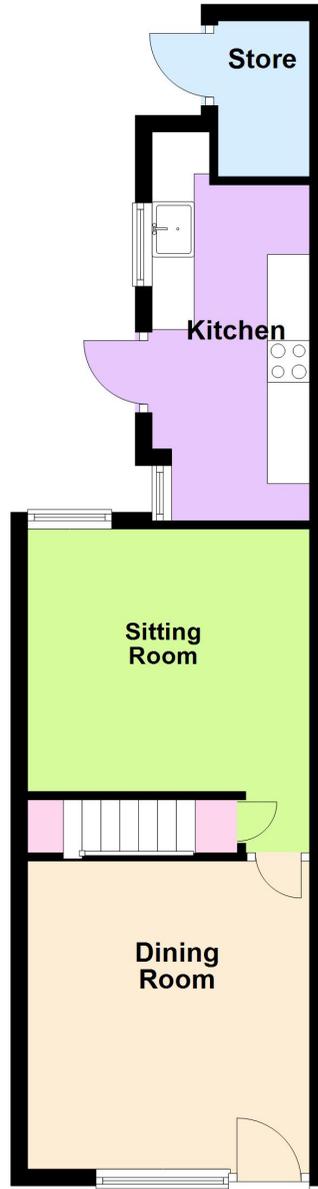
### **COUNCIL TAX BAND**

Leicester City A

### **IMPORTANT INFORMATION**

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

## Ground Floor



## First Floor



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"

