



6 Gilstead Close, Thurnby, Leicester LE79QD

MOORE  
& YORK



### Property at a glance:

- Executive Detached Family Bungalow
- Highly Desirable Location
- Lounge, Dining Room & Kitchen/Breakfast Room
- Feature Inglenook Fire Surround To Lounge
- Master En-Suite & Family Shower Rooms
- Parking For Numerous Cars & Double Garage
- Three Bedrooms & Bathroom
- Early Viewing Recommended.

Offers In Excess Of £399,950

Freehold



Situated in this exclusive cul-de-sac located in the highly sought after Village of Thurnby we are pleased to offer for sale this lovely three bedroom executive detached family bungalow standing on a elevated plot with open views to front aspect. The property offers well appointed and presented centrally heated and double glazed accommodation throughout which briefly comprises entrance hall, lounge with feature Inglenook fire surround, conservatory/sun room with insulated ceiling, dining room, well fitted kitchen/breakfast room with integrated appliances, utility/lobby, master bedroom with en-suite shower room two further bedrooms and family shower room. This fabulous home stands with parking to front for numerous cars leading to a detached garage, side seated block paved area and easily maintainable gardens to rear. Rarely do properties of this style, calibre and location become available for sale and we highly recommend a early viewing.

### DETAILED ACCOMMODATION

Sealed double glazed door leading to;

#### ENTRANCE HALL

Radiator, access to loft space.

#### LOUNGE

17' 5" x 15' 11" (5.31m x 4.85m) Feature Inglenook fire surround with exposed brickwork and quarry tile hearth, radiator, UPVC sealed double glazed square bayed window. UPVC sealed double glazed sliding patio doors leading to;

### CONSERVATORY/SUN ROOM

13' 5" x 6' 9" (4.09m x 2.06m) Brick base and insulated plastered ceiling, UPVC sealed double glazed windows and door to side aspect.

#### DINING ROOM

10' 0" x 9' 6" (3.05m x 2.90m) Accessed via double doors from entrance hall, radiator, UPVC sealed double glazed window.











## KITCHEN/BREAKFAST ROOM

12' 3" x 11' 0" (3.73m x 3.35m) Fitted in a extensive range of soft close units comprising sink unit with cupboards under, matching base units with Granite work surfaces over with matching splash backs, and pan drawers under, complementary wall mounted eye level cupboards, built in AEG microwave and oven, four piece gas hob with extractor fan over set in stainless steel hood, pull out larder cupboard, fridge/freezer space, plumbing for washing machine, spot lights, UPVC sealed double glazed window, radiator.

## UTILITY/OUTER LOBBY AREA

UPVC sealed double glazed windows and door to rear garden.

## BEDROOM 1

11' 11" x 10' 0" (3.63m x 3.05m) Radiator, UPVC sealed double glazed windows, fitted wardrobes.

## EN-SUITE SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout, tiled flooring, UPVC sealed double glazed window.

## BEDROOM 2

11' 11" x 9' 4" (3.63m x 2.84m) Radiator, UPVC sealed double glazed windows, fitted wardrobes.

## BEDROOM 3

9' 7" x 9' 4" (2.92m x 2.84m) Radiator, UPVC sealed double glazed windows.

## FAMILY SHOWER ROOM

8' 8" x 7' 11" (2.64m x 2.41m) Three piece suite comprising p-shaped walk in tiled shower cubicle, Vanity sink unit set in bathroom cabinet incorporating low level WC, heated towel rail, UPVC sealed double glazed window, wall mounted gas boiler, tiled splash backs.

## OUTSIDE

Block paved driveway to front providing parking for numerous cars with evergreen border leading to detached double garage with pitched roof, electrically operated roller doors, power and light. Block paved side seating area leading to rear easily maintainable garden comprising tiered pebbled evergreen beds with central steps leading to raised garden area. Further block paved pathway leading to opposite side and front aspect.

## SERVICES

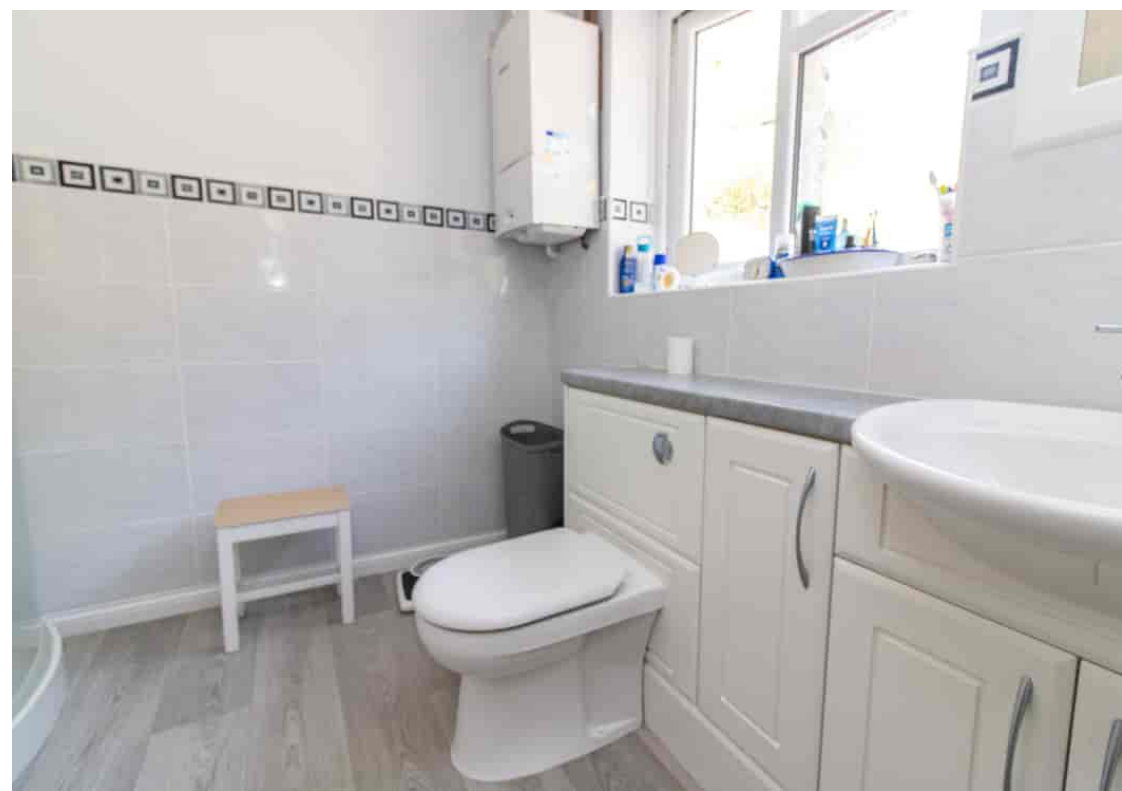
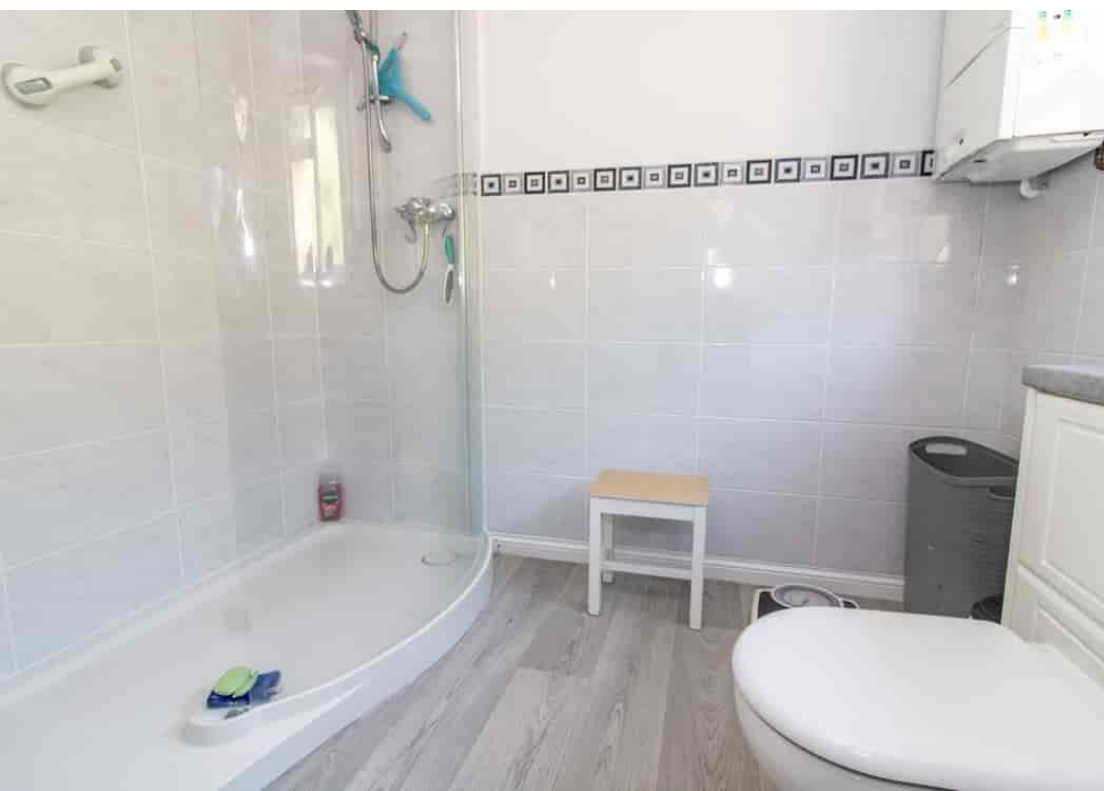
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.















## 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

## MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

## 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

C

## COUNCIL TAX BAND

Harborough E

## IMPORTANT INFORMATION

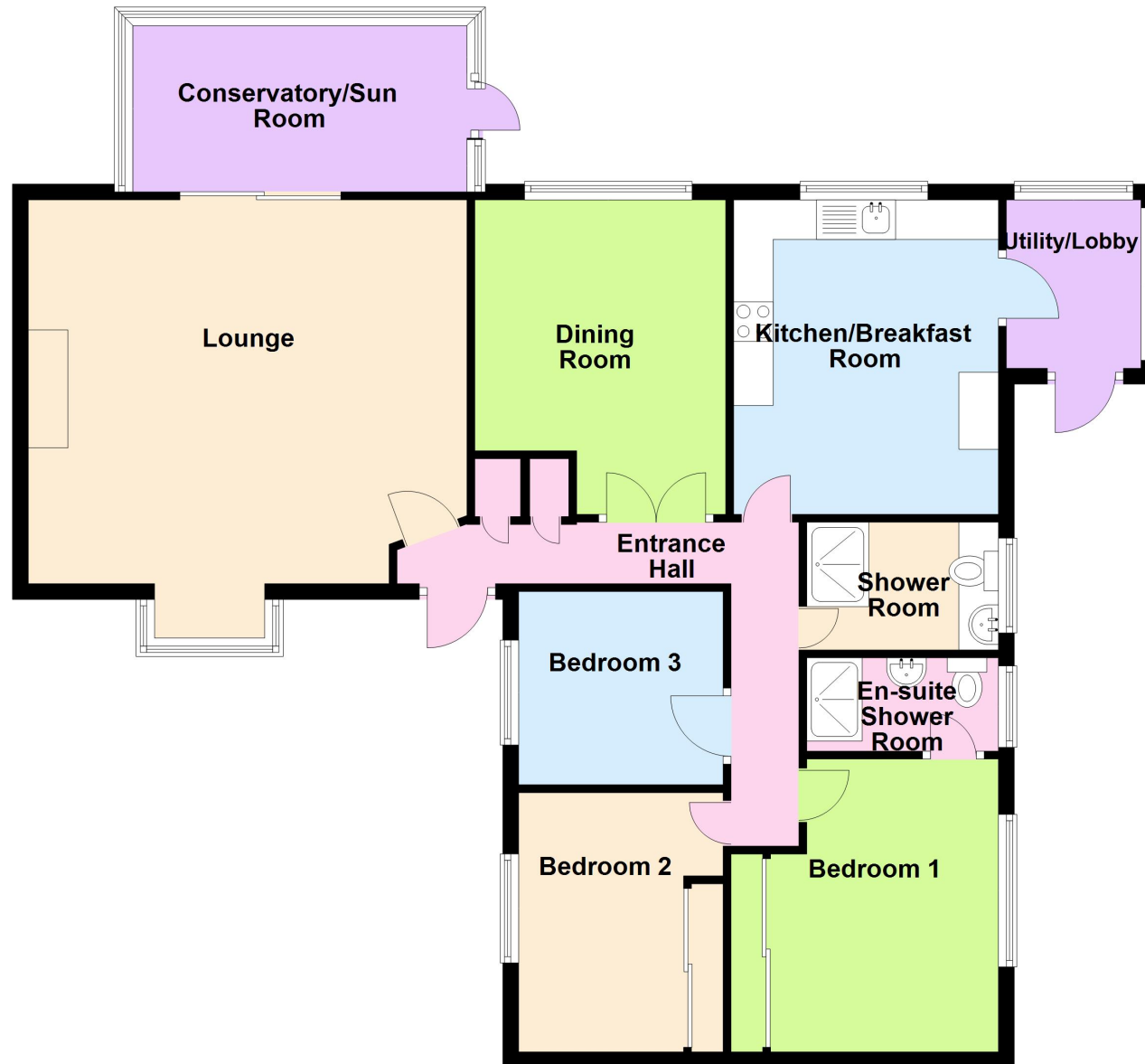
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.

## PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.



## Ground 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"

