



75 Shipman Road, Leicester LE32YB

MOORE  
& YORK





### Property at a glance:

- Executive Detached Family Home
- Four Bedrooms
- En-suite, Family & Jack and Jill Bathroom
- Lounge, Dining Room & Kitchen/Breakfast Room
- Redecoration & New Flooring Throughout
- Parking & Double Garage
- Gas Central Heating & D/G
- Popular Residential Development
- Newly Fitted Kitchen With Integrated Appliances

Offers In Excess Of £400,000

Freehold



Well presented modern executive four double bedroom detached family home situated in the heart of this popular residential development offering easy access to local facilities and within a short drive of the Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links. The property benefits from a newly fitted kitchen, total redecoration and new floorings throughout and the well planned spacious accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room and utility room to the ground floor and to the first floor master bedroom with en-suite, three further bedrooms two of which have access to a Jack and Jill shower room with a further family bathroom. The property stands with gardens to front and rear with double driveway providing ample parking leading to double garage. The property is ideally suited to the young and growing family and an internal viewing is recommended.

#### DETAILED ACCOMMODATION

Hardwood and sealed double glazed door leading to;

#### ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, under stairs cupboard.

#### CLOAKROOM

Low level WC and wash hand basin, radiator, UPVC sealed double glazed window

#### LOUNGE

17' 2" x 12' 3" (5.23m x 3.73m) Radiator, UPVC sealed double glazed square bay window, TV point, double door leading to

#### DINING ROOM

11' 3" x 9' 9" (3.43m x 2.97m) Radiator, UPVC sealed double glazed window.

#### KITCHEN/BREAKFAST ROOM

18' 4" x 9' 9" (5.59m x 2.97m) Newly fitted soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, tiled floor, integrated fridge/freezer, built in oven and four piece gas hob with extractor fan over, UPVC sealed double glazed window, UPVC sealed double glazed sliding patio door to rear garden.







## UTILITY ROOM

8' 4" x 5' 11" (2.54m x 1.80m) Comprising sink unit with cupboards under, work surface with utility space under with plumbing for automatic washing machine, wall mounted eye level cupboards, tiled floor, private door to garage,

## FIRST FLOOR LANDING

Access to loft space, airing cupboard.

## BEDROOM 1

14' 0" x 12' 1" (4.27m x 3.68m) Radiator, UPVC sealed double glazed windows. Built in wardrobes.

## EN-SUITE BATHROOM

8' 2" x 7' 10" (2.49m x 2.39m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

## BEDROOM 2

13' 5" x 9' 11" (4.09m x 3.02m) Radiator, UPVC sealed double glazed window, access to;

## JACK AND JILL SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, access to;

## BEDROOM 3

9' 10" x 8' 8" (3.00m x 2.64m) Radiator, UPVC sealed double glazed window.

## BEDROOM 4

9' 2" x 8' 10" (2.79m x 2.69m) Radiator, UPVC sealed double glazed window.

## FAMILY BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

## OUTSIDE

Open plan garden area to front with double driveway providing parking leading to double garage, patio and lawn area to rear

## SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property.

## 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 and 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.

## TENURE

Freehold

## COUNCIL TAX BAND

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## EPC RATING

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## 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.

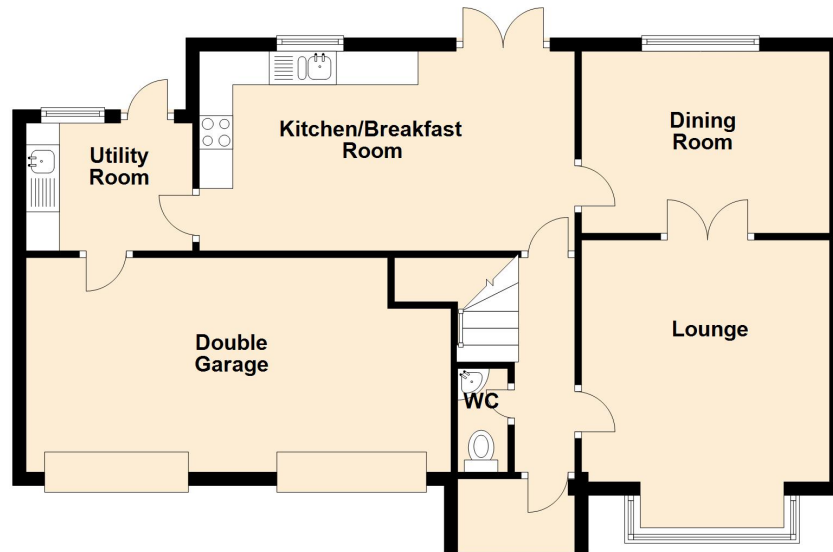
## IMPORTANT INFORMATION

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.

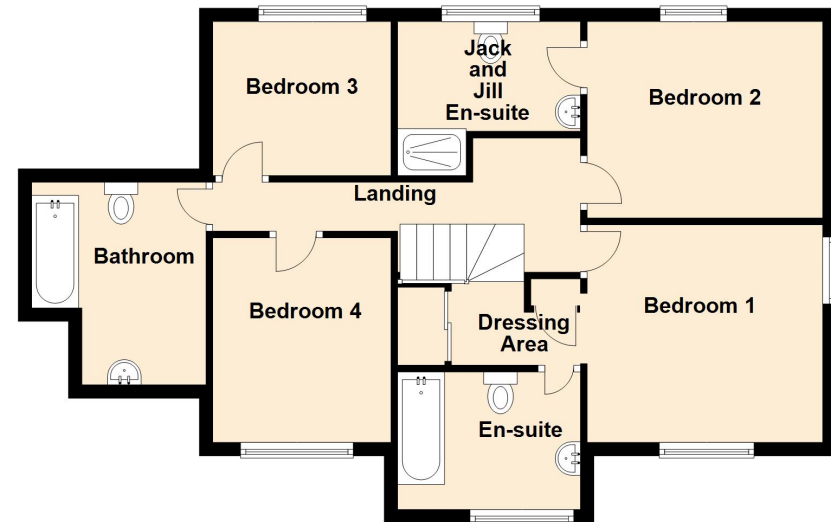




**Ground Floor**



**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

