



14 Whitesand Close, Glenfield, Leicester LE38PX

MOORE  
& YORK



### Property at a glance:

- Three Bedroom Detached Home
- Popular and Sought After Location
- Easy Access Glenfield Hospital & Major Road Networks
- Nicely Presented Gardens
- Gas Central Heating & D\G
- Ideal Buy For Growing Family
- Viewing Essential.
- Lounge/Dining Room & Conservatory

Guide Price £390,000 Freehold



Well presented three bedroom detached home situated in the heart of this sought after suburb offering its own community atmosphere including shopping, schooling and leisure facilities and within easy access of the Glenfield hospital and the Western bypass offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, cloakroom/WC, L-Shape lounge/dining room, conservatory overlooking gardens and kitchen and to the first floor three bedrooms and family bathroom and stands in nicely presented gardens to front and rear with feature covered seating area and parking and garage to side. The property would ideally suit the young and growing family and we highly recommend an early viewing.

#### DETAILED ACCOMMODATION

Hardwood and glazed door leading to

#### ENTRANCE PORCH

11' 8" x 4' 11" (3.56m x 1.50m) Sealed double glazed windows, tiled flooring, composite door leading to

#### ENTRANCE HALLWAY

Stairs leading to first floor accommodation, radiator

#### CLOAKROOM

Low level WC and wash hand basin, wall mounted gas boiler

#### LOUNGE/DINING ROOM

18' 7" max x 16' 10" ma(5.66m x 5.13m) Radiators, sealed double glazed window, TV point, sealed double glazed sliding patio doors leading to;

#### CONSERVATORY

18' 5" x 6' 5" (5.61m x 1.96m) UPVC Sealed double glazed windows overlooking gardens and French doors to rear aspect, tiled flooring.





## KITCHEN

11' 8" x 7' 10" (3.56m x 2.39m) Comprising sink unit with cupboards under, matching range of base units with butcher block style work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and grill and four piece gas hob with extractor fan over set in matching hood, plumbing for washing machine, radiator, UPVC sealed double glazed window and door to side aspect.

## FIRST FLOOR LANDING

Radiator, access to loft space

## BEDROOM 1

13' 0" x 9' 10" (3.96m x 3.00m) Radiator, UPVC sealed double glazed window.

## BEDROOM 2

10' 4" x 9' 10" (3.15m x 3.00m) 1 Radiator, UPVC sealed double glazed window.

## BEDROOM 3

9' 10" x 8' 7" (3.00m x 2.62m) Radiator, UPVC sealed double glazed window.

## FAMILY BATHROOM

6' 11" x 5' 5" (2.11m x 1.65m) 6Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, easy wipe splash backs, radiator.

## OUTSIDE

Lawns to front with well stocked evergreen and floral beds and driveway providing parking leading to garage. Feature covered seating area to side leading to formal shaped lawns with evergreen and floral beds

## 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 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.

## 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.

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## COUNCIL TAX BAND

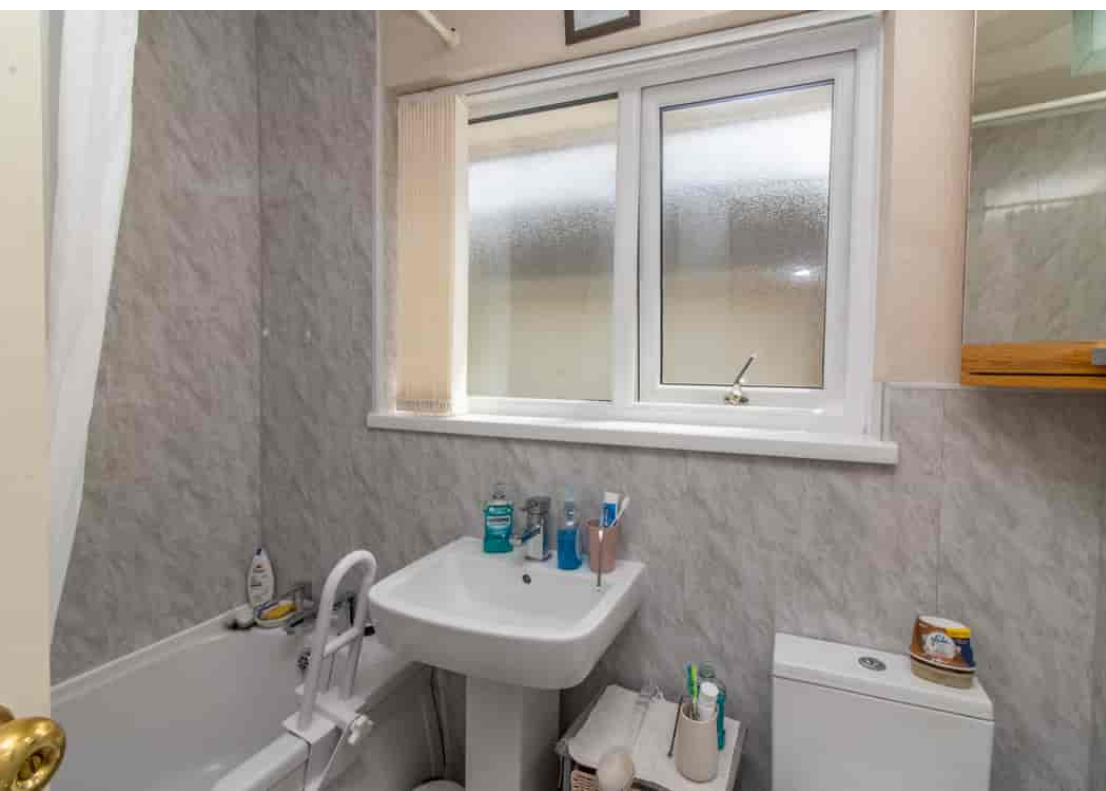
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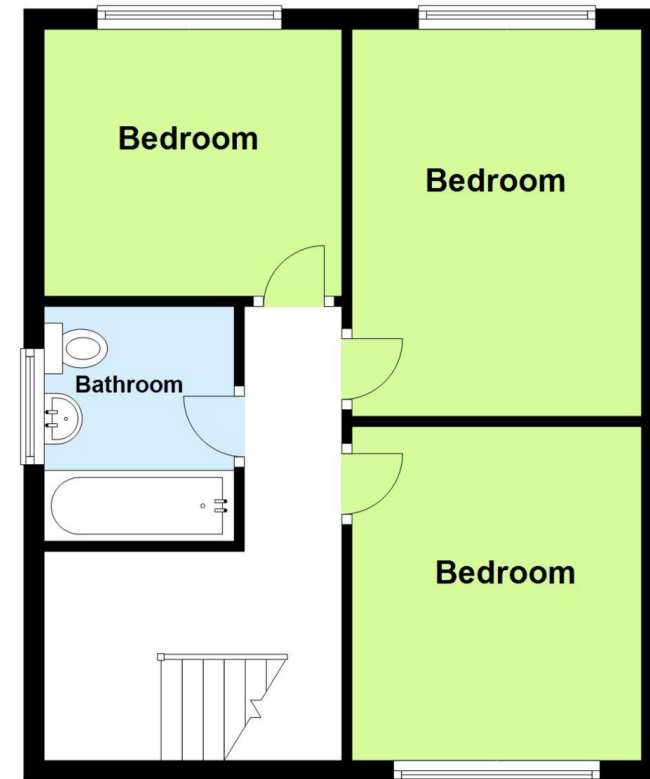
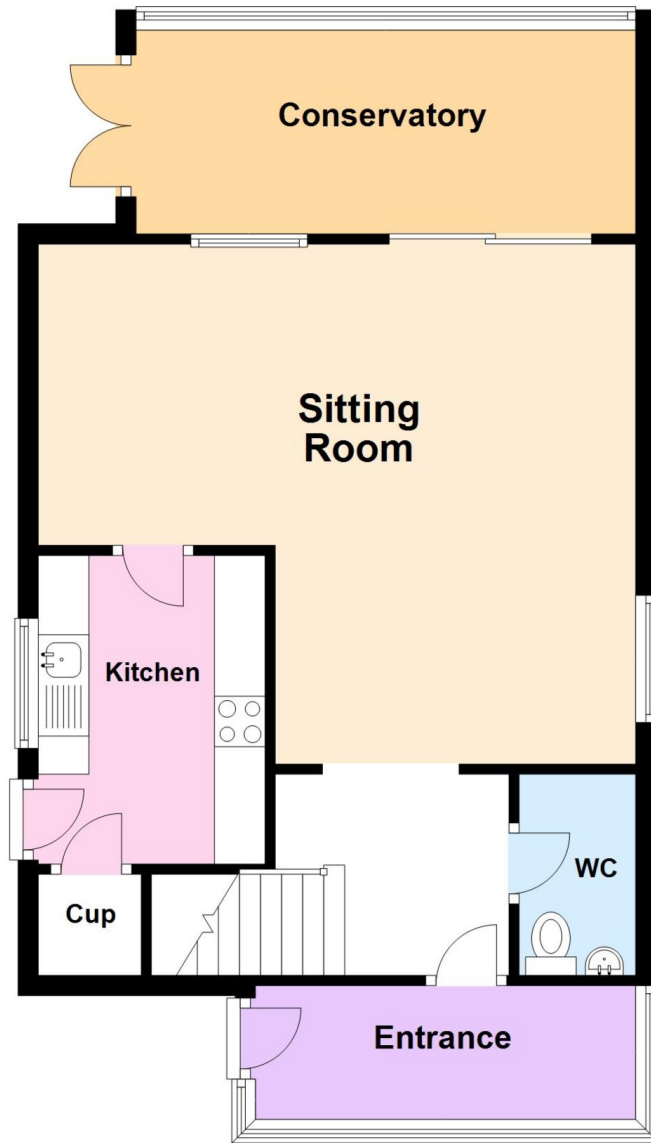
## TENURE

Freehold

## EPC RATING

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**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 â€” 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

