



12 Desford Lane, Ratby, Leicester, LE60LE

MOORE  
& YORK





### Property at a glance:

- Semi Detached Chalet Style Home
- Gas Central Heating & D\G
- No Upward Chain
- Three Bedrooms
- Ample Parking
- Easy Access Local Facilities & Transport Links
- Popular Village Location

Guide Price £240,000 Freehold



We are pleased to offer for sale this semi detached chalet style home situated on the edge of this popular village location which offers its own community atmosphere including shopping and leisure facilities and within a short drive of the western bypass providing excellent transport links. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall sitting area, lounge, kitchen and bathroom to the first floor three bedrooms and stands with extensive driveway the front providing parking and open plan gardens and tiered good sized gardens to rear. The property would ideally suit the young and growing family and we highly recommend an early viewing viewing.

#### DETAILED ACCOMMODATION

Hardwood and glazed door leading to

#### ENTRANCE HALL

Stairs leading to first floor accommodation

#### SITTING AREA

15' 4" x 8' 0" (4.67m x 2.44m) Radiator, UPVC sealed double glazed window

#### LOUNGE

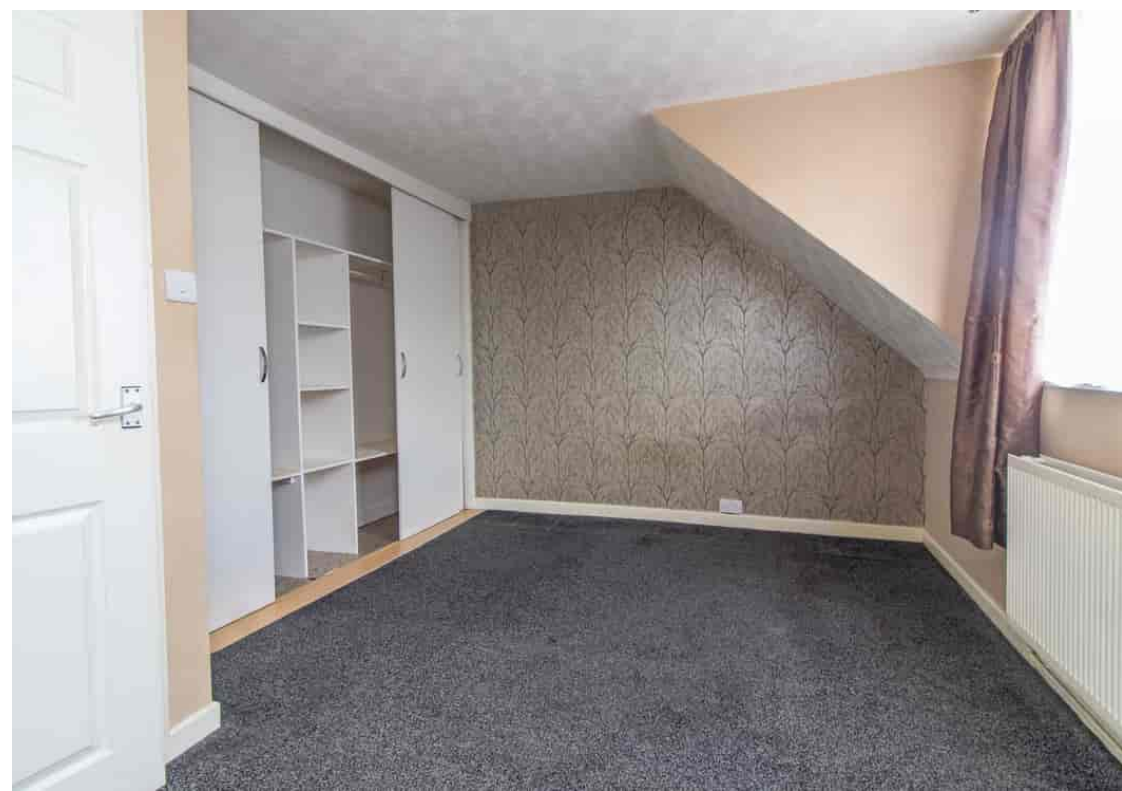
15' 10" x 11' 10" (4.83m x 3.61m) Display fire and surround, TV point, sealed double glazed sliding patio doors to rear garden.

#### KITCHEN

15' 10" x 6' 4" (4.83m x 1.93m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, wall mounted gas boiler, plumbing for washing machine, tiled flooring and splash backs, dual aspect sealed double glazed windows, door to side aspect.

#### BATHROOM

8' 4" x 6' 5" (2.54m x 1.96m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, radiator, tiled splash backs and flooring.







## FIRST FLOOR LANDING

Access to loft space

## BEDROOM 1

14' 9" x 12' 0" (4.50m x 3.66m) Radiator, UPVC sealed double glazed window, eaves cupboard, shelved cupboard, fitted wardrobe.

## BEDROOM 2

12' 4" x 6' 8" (3.76m x 2.03m) Radiator, UPVC sealed double glazed window.

## BEDROOM 3

13' 0" x 9' 1" (3.96m x 2.77m) Radiator, UPVC sealed double glazed window, built in wardrobe.

## OUTSIDE

Driveway to front providing ample parking, open plan lawns and block paved patio area, Good sized tiered gardens to rear incorporating lawn and patio area

## VIEWING

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

## 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.

## 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.

### **COUNCIL TAX BAND**

Hinckley & Bosworth C

### **TENURE**

Freehold

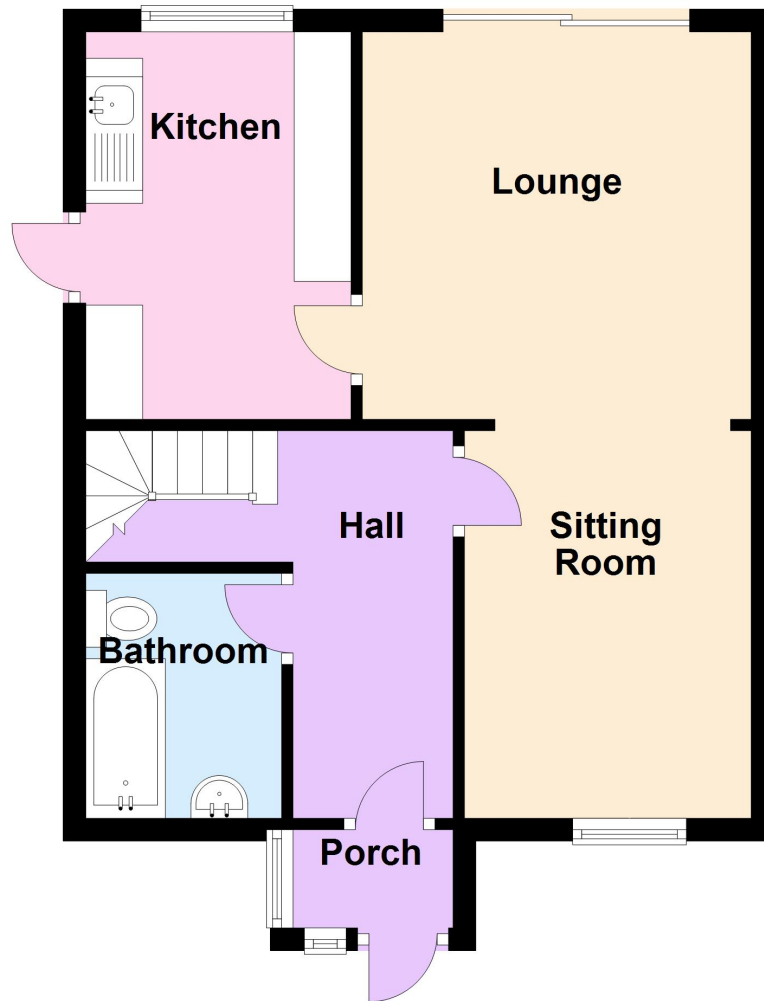
### **EPC RATING**

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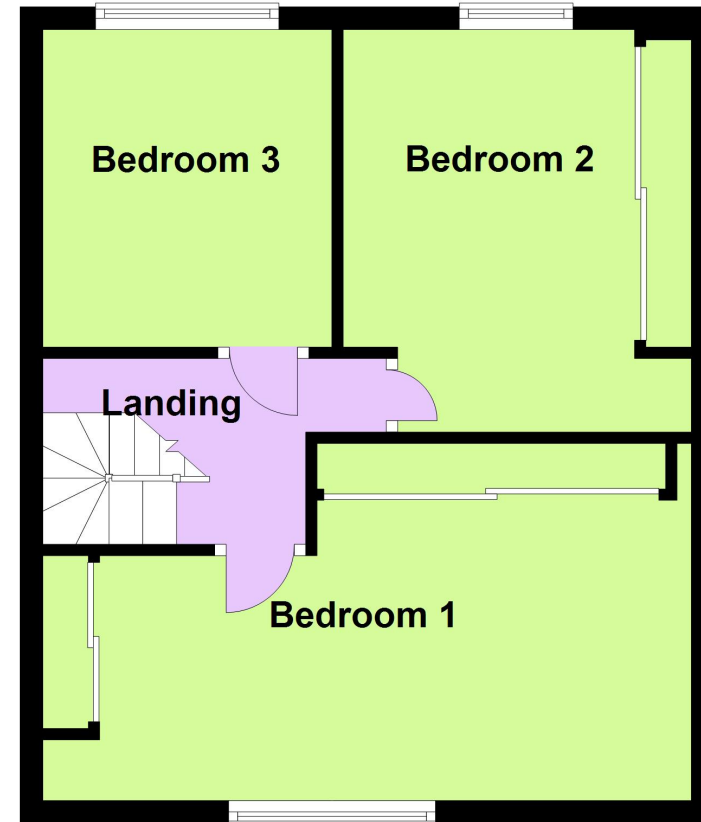
## Ground Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



Total area: approx. 80.5 sq. metres (866.8 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

