



8 Milton Crescent, Leicester LE40PB

MOORE
& YORK



Property at a glance:

- Modern Detached Family Home
- Lounge & Fitted Dining Kitchen
- Three Bedrooms
- Modern Shower Room
- Gas Heating & Double Glazing
- Close Proximity Local Amenities
- Parking & Garage
- Ideal For Growing Family

Asking Price £300,000 Freehold



Modern detached family home situated within close proximity of local facilities and within a short drive of the Anstey Heights retail centre and the Western Bypass offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge and kitchen/dining room with integrated appliances and to the first floor three bedrooms and modern shower room and stands with driveway to front providing parking leading to single garage and easily maintainable garden to rear. The property would ideally suit the young and growing family.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to:

ENTRANCE HALL

Hardwood and glazed door leading to lounge.

CLOAKROOM/WC

Low Level WC and wash hand basin, UPVC sealed double glazed window.

LOUNGE

16' 9" x 12' 4" (5.11m x 3.76m) Stairs leading to first floor accommodation, UPVC sealed double glazed window, radiator, TV point, under stairs cupboard, open plan aspect to;



KITCHEN/DINING ROOM

16' 9" x 10' 5" (5.11m x 3.17m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, 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, integrated fridge/freezer, plumbing for washing machine and dishwasher, tiled splash backs, UPVC sealed double glazed window, radiator, UPVC sealed double glazed French door to rear garden.

FIRST FLOOR LANDING

Access to loft space with pull down ladder, UPVC sealed double glazed window, shelved cupboard.





BEDROOM 1

11' 7" x 10' 1" (3.53m x 3.07m) UPVC sealed double glazed window, radiator.

BEDROOM 2

11' 6" x 8' 6" (3.51m x 2.59m) UPVC sealed double glazed window, radiator.

BEDROOM 3

7' 1" x 6' 8" (2.16m x 2.03m) UPVC sealed double glazed window, radiator.

SHOWER ROOM

8' 0" x 5' 5" (2.44m x 1.65m) Three piece suite comprising walk in natural rainwater tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout, UPVC sealed double glazed window.

OUTSIDE

Driveway to front providing parking leading to garage with up and over door, power and light. Easily maintainable garden to rear comprising patio area with floral borders.

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, 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

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IMPORTANT INFORMATION

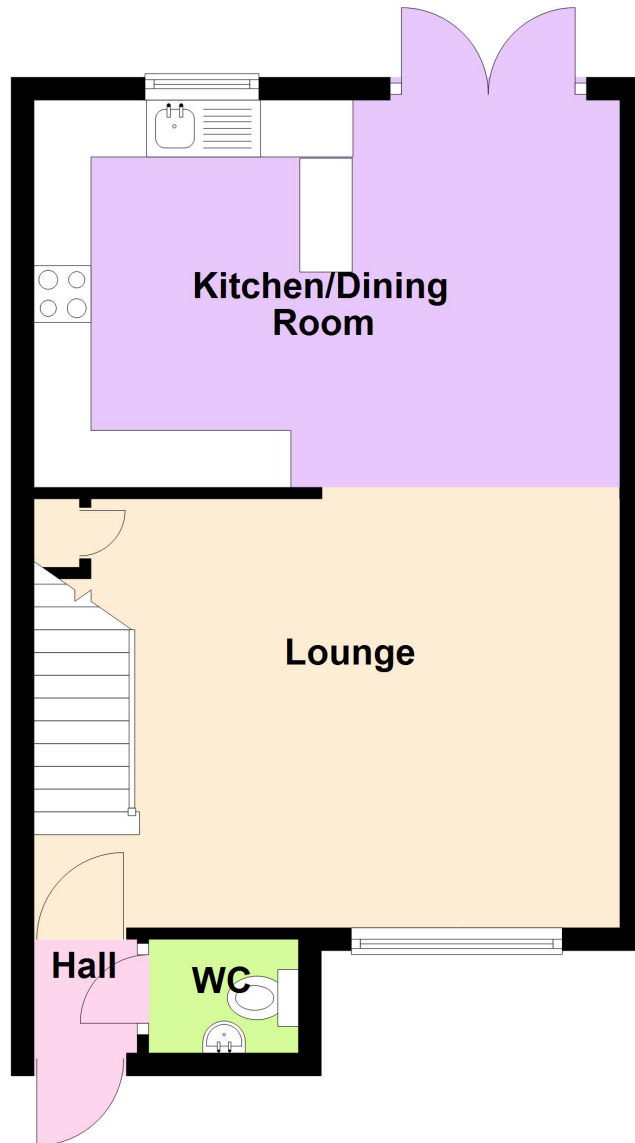
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

PROPERTY INFORMATION QUESTIONNAIRE

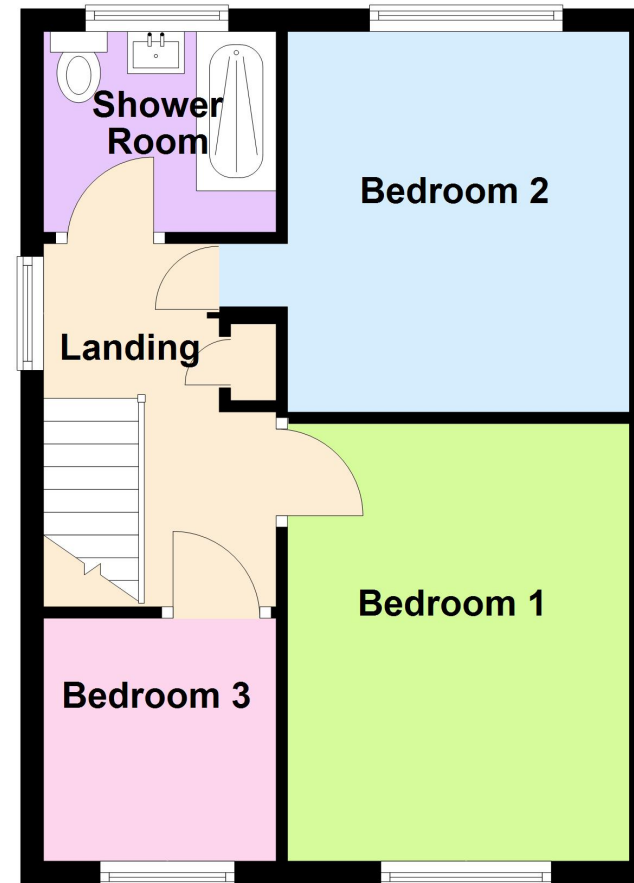
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view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



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

