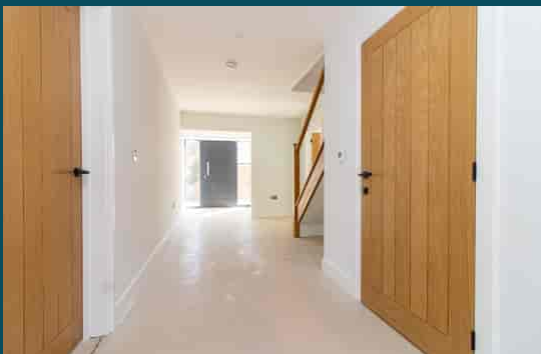




65 High Street, Desford, Leicester LE99JF

MOORE
& YORK



Property at a glance:

- Luxury Newly Constructed Family Home
- Private Non Estate Location
- Finished To High Specification
- Stunning Open Plan Living Area
- Master Bedroom With Dressing Area and En-Suite
- Guest Bedroom With En-Suite and Dressing Area
- Two Further Double Bedrooms & Four Piece Bathroom
- Block Paved Driveway & Detached Double Garage
- Viewing A Must

Asking Price £795,000 Freehold



Experience luxury living in this meticulously designed newly constructed non estate executive home, sitting on a lovely plot set back from the road and approached by a private road, nestled in the heart of this popular Leicestershire Village. The sophisticated design and layout comprises to the ground floor, benefiting from zonal under floor heating, open plan hall and reception room leading to a stunning open plan living area with luxury kitchen area with integrated Lamona appliances and floor to ceiling windows providing an abundance of natural light with a further lounge, home office/sitting room, cloakroom/WC and utility room. The first floor accommodation is accessed of a feature landing area with a gable ended feature window to the front aspect and comprises master bedroom with dressing area and en-suite, guest bedroom with dressing area and en-suite, two further double bedrooms and four piece family bathroom. This fabulous family home stands with a long block paved driveway leading to a detached double garage and steps leading to the entrance area with a patio and lawn private garden to rear. An internal viewing is essential as rarely do properties of this style, calibre and location become available for sale.

DETAILED ACCOMMODATION

Composite door with sealed double glazed side panel leading to;

ENTRANCE HALL

12' 2" x 5' 1" (3.71m x 1.55m) Archway leading to;

RECEPTION HALL

18' 3" x 9' 6" (5.56m x 2.90m) Stairwell to first floor with glazed balustrade, open plan aspect to living area.

CLOAKROOM/WC

6' 2" x 5' 1" (1.88m x 1.55m) Vanity sink unit set in bathroom cabinet incorporating push button WC, heated towel rail. automatic spotlights.

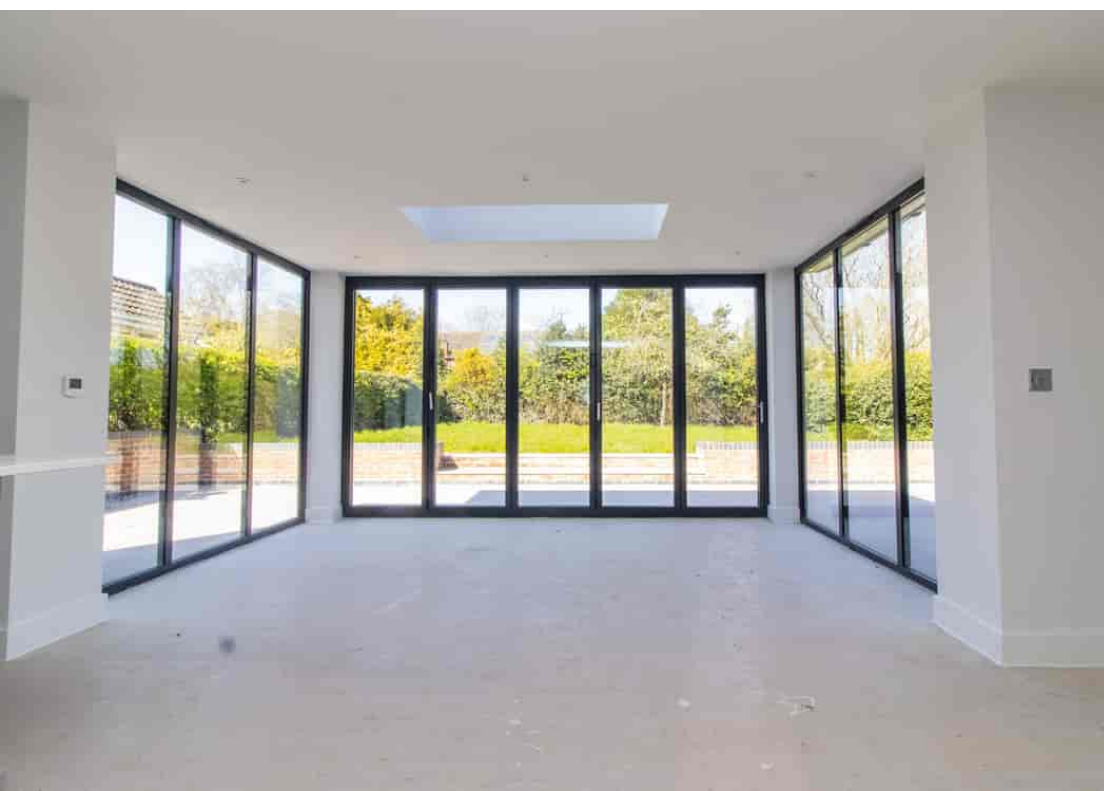


HOME OFFICE/SITTING ROOM

11' 2" x 9' 7" (3.40m x 2.92m) Ebony duel aspect UPVC sealed double glazed windows.

LOUNGE

17' 9" x 13' 0" (5.41m x 3.96m) Duel aspect Ebony UPVC sealed double glazed windows, radiator, fire recess housing solid fuel burner.





OPEN PLAN LIVING ROOM

32' 8" x 24' 6" (9.96m x 7.47m) A stunning room with an abundance of natural light incorporating a luxury kitchen area providing an extensive range of soft close units comprising inset stainless steel sink with mixer tap over and cupboards under, matching range of base units with Granite work surfaces over with matching upturn over and drawers and cupboards under, complementary wall mounted eye level cupboards, built in Lamona oven, microwave, and four piece gas hob with extractor fan over set in stainless steel hood, integrated dishwasher and tall fridge and freezer, feature Island with cupboards under, tall larder cupboards. There is also a spacious dining/living area with feature square bay with floor to ceiling Ebony Bi-fold doors to gardens with matching side picture windows, side sliding patio doors and a central Wendland roof lantern, inset spot lights.

UTILITY ROOM

8' 5" x 6' 3" (2.57m x 1.91m) Matching range of soft close units comprising sink unit with mixer tap over and cupboards under, base units with Granite work surface over with matching upturn, drawers and cupboards under, complementary wall mounted eye level cupboards, concealed central heating boiler, sealed double glazed door to side aspect.

FIRST FLOOR LANDING

Feature spacious area with gable ended floor to ceiling picture window to front aspect with inset French door with glazed Juliet balcony, access to loft space with pull down ladder, radiator, glazed balustrade, hot water tank cupboard.

MASTER BEDROOM

13' 0" x 12' 0" (3.96m x 3.66m) Fitted wardrobes and drawers, bedside wall lights, radiator, Ebony UPVC sealed double glazed French doors with matching side picture windows and glazed Juliet balcony.

DRESSING AREA

7' 5" x 7' 5" (2.26m x 2.26m) Fitted wardrobes and drawers.

EN-SUITE SHOWER ROOM

7' 5" x 6' 5" (2.26m x 1.96m) Three piece suite comprising large tiled natural rainwater shower cubicle, Vanity sink unit and low level WC, heated towel rail, matching half tiled walls, Ebony UPVC sealed double glazed window.

BEDROOM 2

11' 2" x 10' 2" (3.40m x 3.10m) Fitted draws, Ebony UPVC sealed double glazed window, radiator, bedside wall lights, walk in dressing area with fitted wardrobes.

EN-SUITE SHOWER ROOM

6' 5" x 5' 5" (1.96m x 1.65m) Three piece suite comprising large tiled natural rainwater shower cubicle, Vanity sink unit and low level WC, heated towel rail, matching half tiled walls, Ebony UPVC sealed double glazed window.

BEDROOM 3

13' 1" x 11' 5" (3.99m x 3.48m) Fitted wardrobes, Ebony UPVC sealed double glazed window, radiator, bedside wall lights.

BEDROOM 4

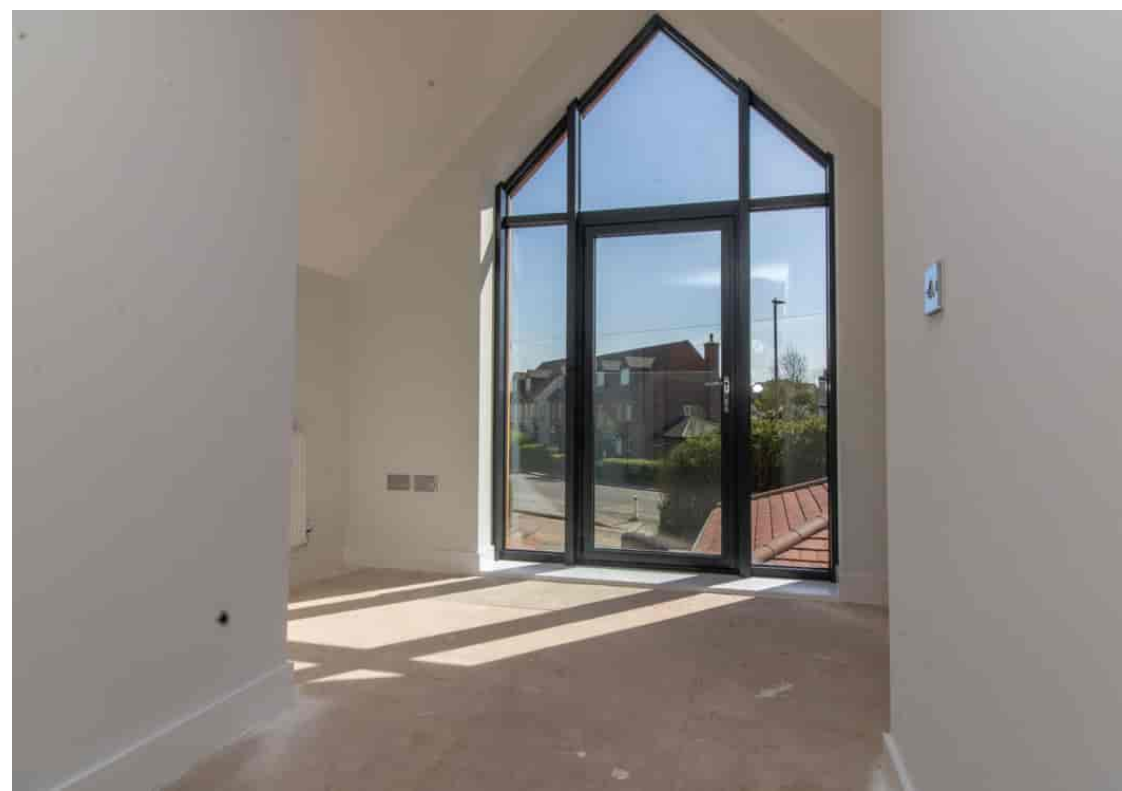
14' 4" x 11' 5" (4.37m x 3.48m) Fitted wardrobes and central drawers, Ebony UPVC sealed double glazed window, radiator, bedside wall lights.

FAMILY BATHROOM

9' 4" x 6' 1" (2.84m x 1.85m) Four piece suite comprising soaker bath with natural rainwater shower over, Vanity sink unit and low level WC, Ebony UPVC sealed double glazed window, heated towel rail, large half tiled walls.









OUTSIDE

The property is approached by a block paved driveway with evergreen boundaries leading to detached double garage (19'6" x 19'2") with pitched roof, power, light and an electrically operated up and over roller. Further raised front block paved area with inset steps with pathways leading to both side aspects. Large seated patio area to rear leading to lawns with evergreen borders

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.

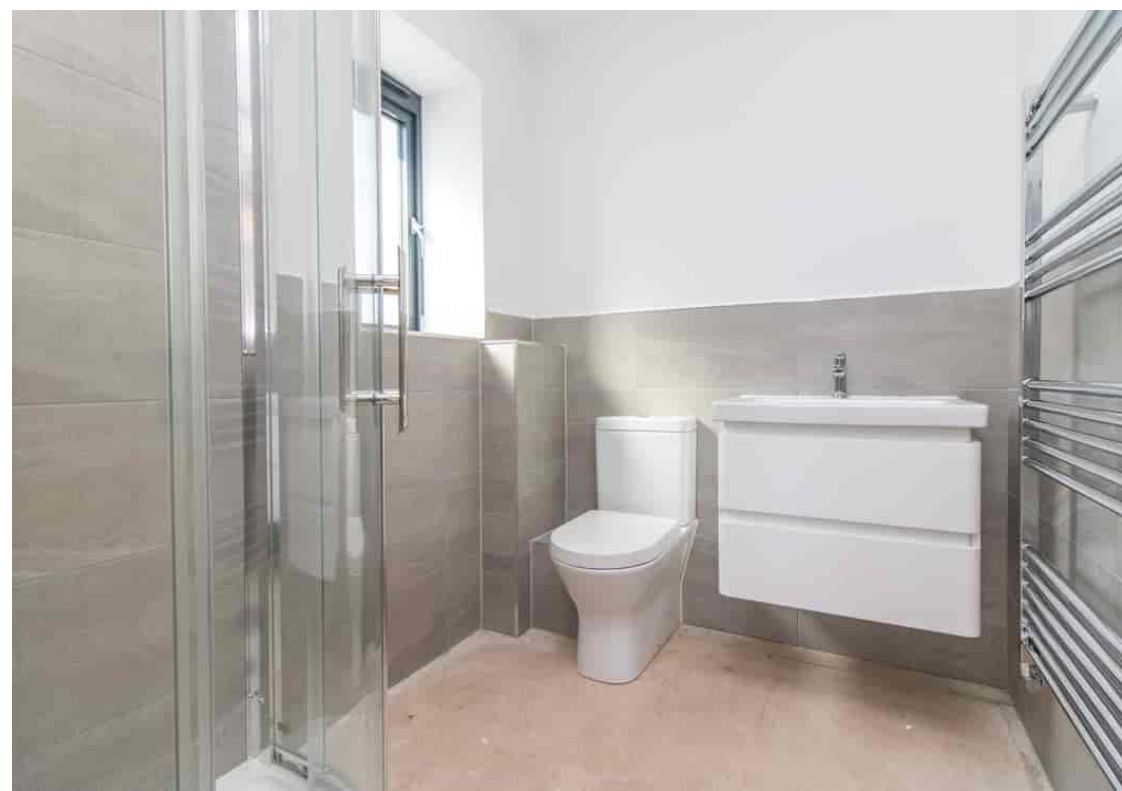
If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

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

TBC

COUNCIL TAX BAND

TBC

IMPORTANT INFORMATION

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.



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

