



3 Roecliffe Close, Leicester LE39SD

MOORE
& YORK



Property at a glance:

- Nicely Appointed Detached Family Home
- Feature Open Plan Living Area
- Well Fitted Kitchen/Dining Room With Integrated Appliances
- Gas Central Heating & D\G
- Cul -De -Sac Location
- En Suite & Family Bathroom
- Four Bedrooms
- Easy Access Glenfield Hospital & Major Road Networks

Asking Price £415,000 Freehold



Beautifully presented modern four bedroom detached family home nicely situated in cul-de-sac location in the heart of this popular residential development offering easy access to Glenfield Hospital and the Western Bypass providing access to the major road networks. The well planned centrally heated and double glazed accommodation briefly comprises entrance hall, cloakroom/WC, open plan living area incorporating lounge with feature fire, well fitted kitchen/dining room with integrated appliances and utility room to the ground floor and to the first floor master bedroom with en-suite, three further bedrooms and family bathroom and stands with ample parking, lawns and garage to front with further enclosed garden to rear. The property would ideally suit the young and growing family and we highly recommend an internal viewing.

DETAILED ACCOMMODATION

Sealed double glazed door with matching side panel leading to;

ENTRANCE HALL

Stairs leading to first floor with glazed balustrade.

CLOAKROOM/WC

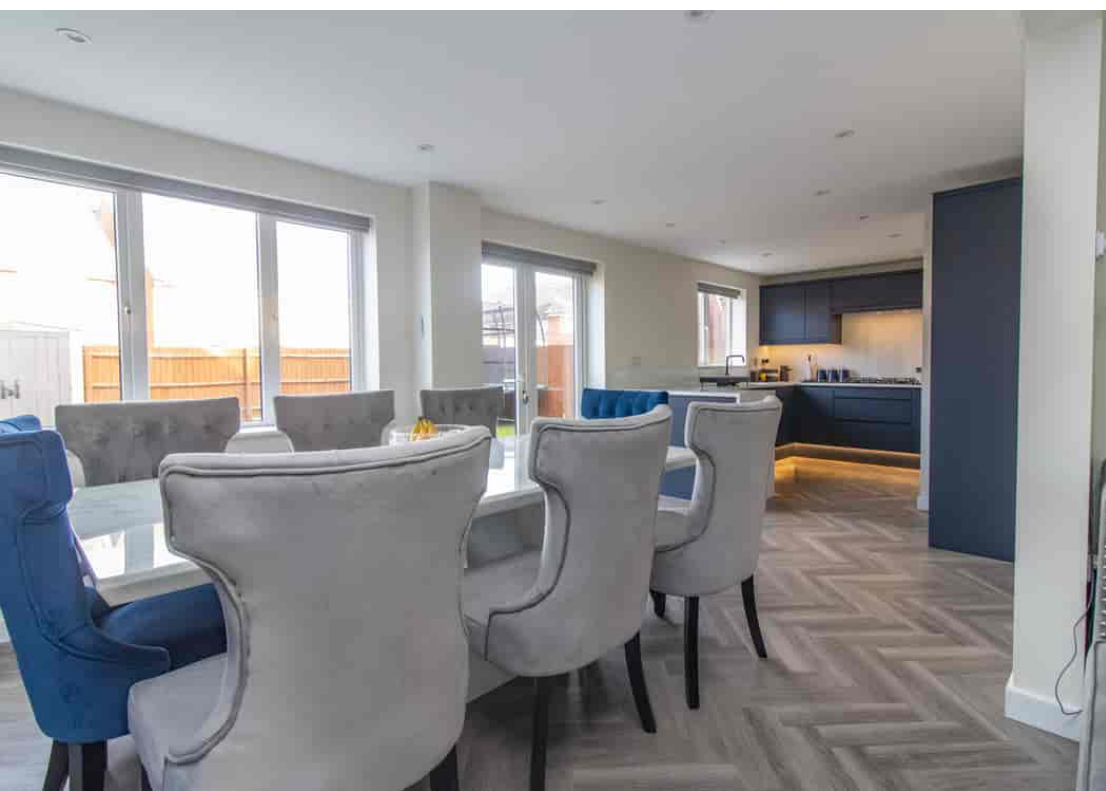
Low level WC and pedestal wash hand basin, radiator.

LOUNGE

16' 0" x 11' 3" (4.88m x 3.43m) Feature wood effect wall mounted gas fire, wall TV recess, TV point, radiator, UPVC sealed double glazed bow window to front aspect, open plan aspect to:

KITCHEN/DINING ROOM

25' 11" x 9' 6" (7.90m x 2.90m) Well fitted in an extensive range of soft close units comprising inset sink with mixer tap over and cupboard under, matching range of base units with Quartz work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in twin oven and five gas burner with extractor fan over set in matching hood, integrated dishwasher, pull out larder cupboard, easy wipe splash back.





UTILITY ROOM

7' 2" x 5' 9" (2.18m x 1.75m) Matching units comprising Quartz work surface with utility space under with plumbing for washing machine, complimentary wall mounted cupboards, integrated fridge/freezer, concealed central heating boiler, private door to garage.

FIRST FLOOR LANDING

BEDROOM 1

14' 3" x 11' 4" (4.34m x 3.45m) UPVC sealed double glazed window, radiator, built in wardrobes.

EN SUITE SHOWER ROOM

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

BEDROOM 2

12' 0" x 9' 8" (3.66m x 2.95m) UPVC sealed double glazed window, radiator, fitted wardrobe.

BEDROOM 3

12' 7" x 8' 5" (3.84m x 2.57m) UPVC sealed double glazed window, radiator.

BEDROOM 4

10' 3" x 8' 9" (3.12m x 2.67m) 10' 3" x 8' 9" UPVC sealed double glazed window, radiator.

BATHROOM

8' 6" x 7' 5" (2.59m x 2.26m) 8' 6" x 7' 5" (2.59m x 2.26m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, radiator.

OUTSIDE

Tarmac driveway providing ample parking leading to garage with roller door, enclosed patio and lawn garden to rear.

SERVICES

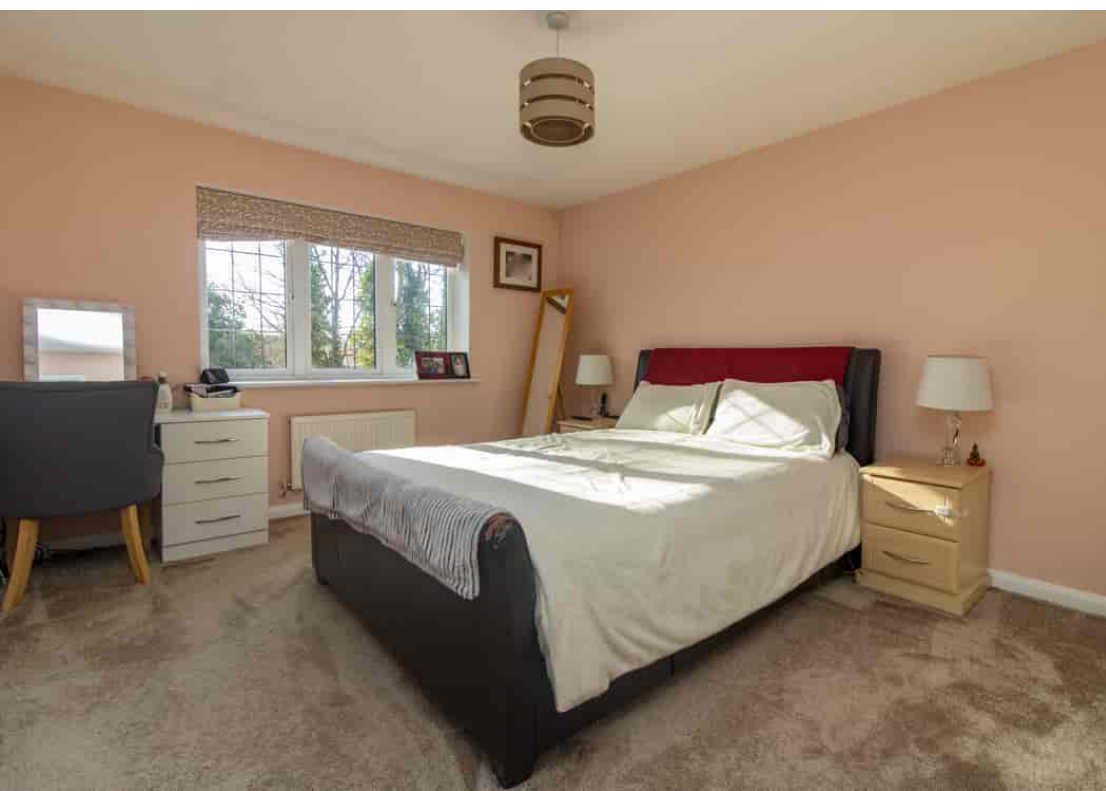
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed.

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.

TENURE

Freehold

COUNCIL TAX BAND

Leicester E

EPC RATING

C



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.

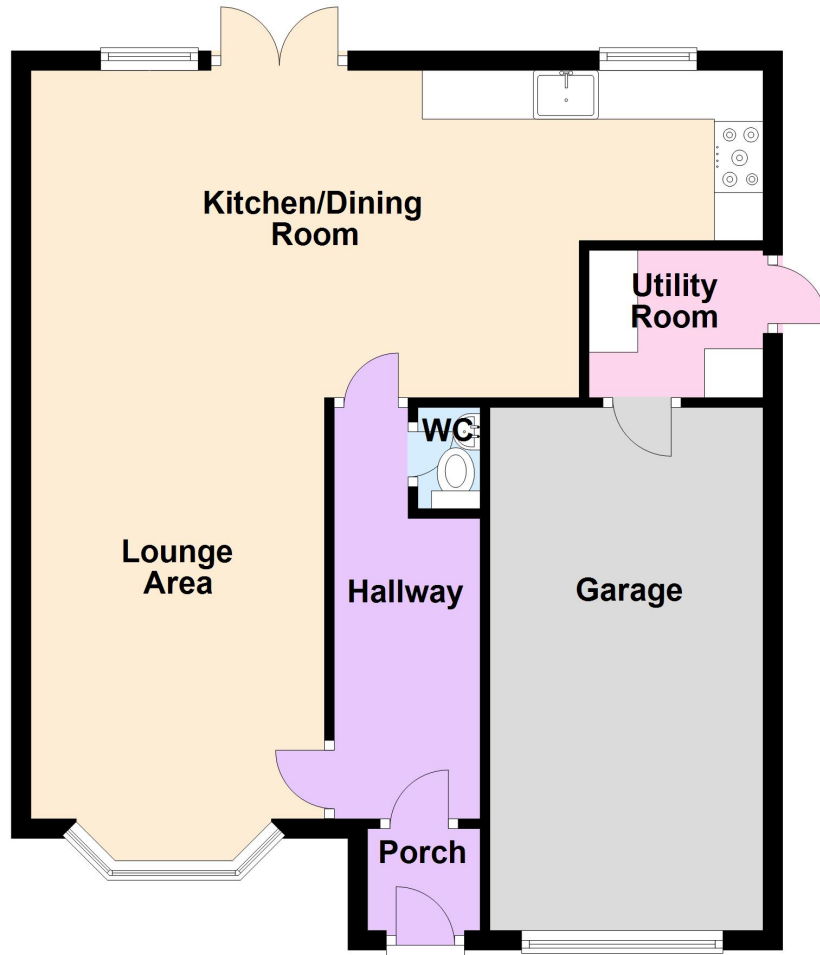






Ground Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



First Floor

Approx. 56.6 sq. metres (608.7 sq. feet)



Total area: approx. 119.0 sq. metres (1280.7 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

