



14 Gretton Drive, Anstey, Leicester LE77PZ

MOORE  
& YORK



### Property at a glance:

- Modern Detached Family Home
- Three Bedrooms
- Well Appointed & Presented Home
- Gas Central Heating & D\G
- Ample Parking & Garage
- No Upward Chain
- Family Bathroom & En-Suite
- Sough After Location
- Viewing Essential

Asking Price £349,950 Freehold



Well appointed modern detached family home situated on this small and select residential development offering easy access of the extensive facilities of Anstey Town Centre. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, inner hallway, cloakroom/WC, kitchen/dining room with integrated appliances and utility room and to the first floor master bedroom with en-suite, two further bedrooms and family bathroom and stands with well presented garden to rear and parking and garage to side. We highly recommend an internal viewing on this lovely home ideally suited for the growing family

#### DETAILED ACCOMMODATION

Hardwood and sealed double glazed door leading to;

#### ENTRANCE HALL

Double radiator, UPVC sealed double glazed window, stairs leading to first floor accommodation.

#### LOUNGE

17' 3" x 12' 3" (5.26m x 3.73m) Double radiator, UPVC sealed double glazed bay window, TV point, radiator.



#### INNER HALLWAY

Tiled floor

#### CLOAKROOM/WC

Low level and wash hand basin, radiator.





## **KITCHEN/DINING ROOM**

15' 5" x 11' 3" (4.70m x 3.43m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood with matching splash back. integrated fridge/freezer and dishwasher, concealed central heating boiler, tiled floor, UPVC sealed double glazed window and door to rear aspect.

## **UTILITY ROOM**

6' 7" x 4' 3" (2.01m x 1.30m) Work surface with utility space under with plumbing for washing machine.

## **FIRST FLOOR LANDING**

Access to loft space, UPVC sealed double glazed window.

## **BEDROOM 1**

11' 7" x 9' 4" (3.53m x 2.84m) Radiator, UPVC sealed double glazed window.

## **EN-SUITE SHOWER ROOM**

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator.

## **BEDROOM 2**

12' 5" x 8' 0" (3.78m x 2.44m) Radiator, UPVC sealed double glazed window.

## **BEDROOM 3**

7' 6" x 7' 2" (2.29m x 2.18m) Radiator, UPVC sealed double glazed window.

## **BATHROOM**

6' 6" x 6' 2" (1.98m x 1.88m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC.

## **OUTSIDE**

Gravelled open plan garden area to front, tarmac driveway to side providing ample parking leading to single garage with up and over door. Patio and lawn garden to rear with well stocked floral and evergreen borders

## **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, and an alarm system is fitted.

## **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**

Charnwood D

## **FLOOR PLANS**

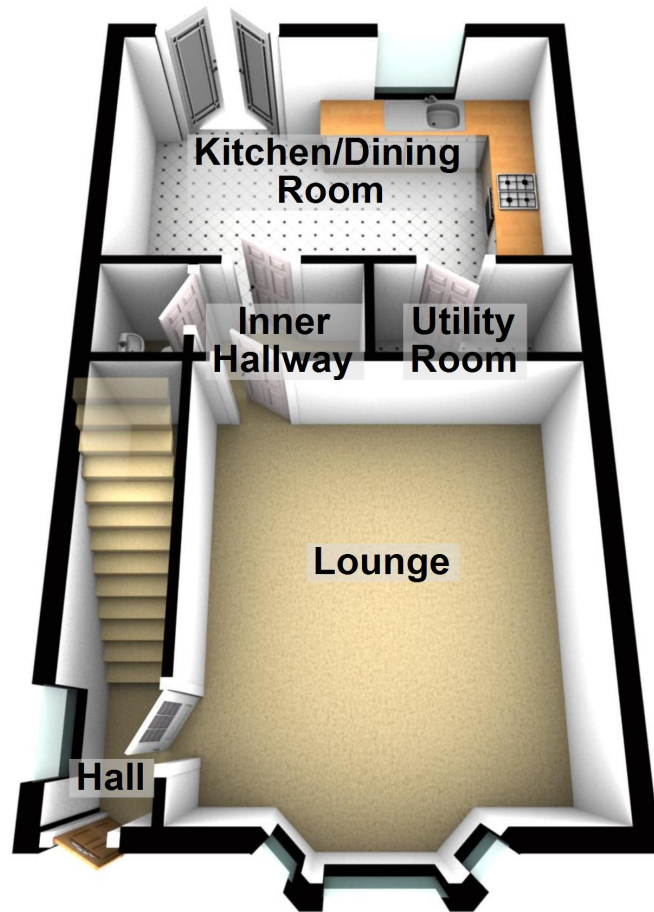
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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



## 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

