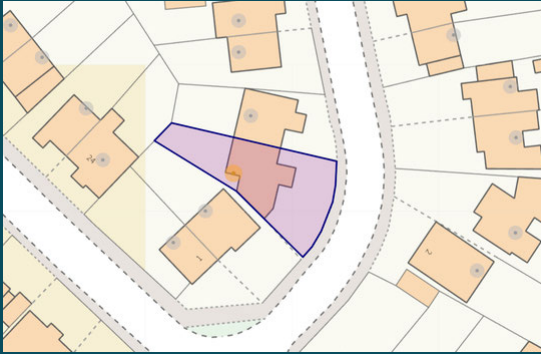




5 Priory close, Thringstone

Leicestershire, LE67 8NX

MOORE
& YORK



Property at a glance:

- Extended semi detached home
- Three/four bedrooms
- Modernised and improved
- Home office or fourth bedroom
- re-fitted kitchen/diner
- Refitted bathroom
- Ground floor WC and utility room
- Garage & extensive parking
- Re-landscaped garden to rear
- NO UPWARD CHAIN!

£275,000 Freehold



This amazing, modernised and extended semi detached home is available with no upward chain. The property which is ideal for a growing family or simply those looking for home working potential, offers: three good sized bedrooms, ground floor home office/bedroom four, a spacious lounge, re-fitted kitchen diner and bathroom, utility room and ground floor WC. All set within a quiet cul-de-sac which is within walking distance of nearby amenities and with excellent plot offering garage, multi-car driveway and re-landscaped fully enclosed rear garden. Viewing absolutely essential to appreciate.

THE PROPERTY

The property is re-fitted and modernised throughout - the vendor has expanded the living spaces to create more usable area and increased flexibility for modern living as well as neutral re-decoration and new flooring, new lawn and fencing, re-fitted kitchen and bathroom and the creation of four new rooms: Home office, ground floor WC, utility room and the entrance hall.

ENERGY PERFORMANCE RATING

The property has an EPC rating of 'C' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

FRONTAGE AND DRIVEWAY

The property has a substantial frontage which is mainly laid to a block paved driveway which can accommodate several cars with direct access theroff to the garage and an additional raised gravelled area which is membraned for easy maintenance and currently used for additional parking but could however be changed to a bedding area if the additional parking is not required.

ENTRANCE HALL

2.48m x 1.68m (8' 2" x 5' 6") With Georgian style composite door with inset glazing to the front elevation, radiator and LED ceiling down-lights. Doors off to the lounge and to:





UTILITY ROOM

3.33m x 1.68m (10' 11" x 5' 6") With work surface and space for appliances, LED ceiling down-lights and Upvc glazed door to the rear garden, door off at side to:

GROUND FLOOR WC

1.63m x 1.25m (5' 4" x 4' 1") With modern two-piece white suite comprising Wc and wash basin with mixer tap and storage, Upvc window to rear, chrome finish towel radiator and LED ceiling down-lights

LOUNGE

5.20m x 4.08m (17' 1" x 13' 5") max. With staircase to the first floor and storage under, Upvc window to the front elevation, central heating radiator, ceiling light point and doors to front and rear leading to the following two rooms:

HOME OFFICE

2.21m x 2.06m (7' 3" x 6' 9") With Upvc window to the front elevation, ceiling light point, central heating radiator and partially glazed door which connects the room to the lounge. A flexible

space ideal for study, home working, childrens play/toy room or a fourth bedroom, depending on requirements.

KITCHEN/DINER

5.21m x 2.76m (17' 1" x 9' 1") With completely re-fitted modern kitchen space, built in electric oven-induction hob-extractor set and space for dishwasher and upright fridge/freezer, modern concealed central heating combi boiler, upvc window and French doors to the rear elevation, central heating radiator, LED down-lights and pendant light point.

FIRST FLOOR LANDING

2.75m x 1.95m (9' 0" x 6' 5") With Upvc window to the side elevation, built-in storage off, ceiling light point and loft access hatch, doors to all three bedrooms and the main bathroom.

MASTER BEDROOM

3.64m x 3.20m (11' 11" x 10' 6") With Upvc window to the front elevation, ceiling light point and central heating radiator.

BEDROOM TWO

3.28m x 2.80m (10' 9" x 9' 2") With Upvc window to the rear elevation, ceiling light point and central heating radiator.

BEDROOM THREE

4.82m x 2.23m (15' 10" x 7' 4") max - includes stairwell bulkhead. With Upvc window to the front elevation, two ceiling light points and central heating radiator. Far larger than most third bedrooms and the two areas create bedroom and dressing area/desk space ideal for teenage use.









BATHROOM

2.32m x 1.69m (7' 7" x 5' 7") With contemporary three piece re-fitted suite including panelled bath with mixer, thermostatic shower, screen and full height tiling, vanity unit with onset wash basin and WC with concealed cistern. ceiling light point, extractor fan, chrome finish towel radiator and Upvc window to the rear elevation.

GARDENS & GARAGE

The rear garden is accessed by a gated entry to the left hand side of the garage and is laid to a graveled seating area to the immediate rear and then lawn with a further space ideal for a further patio or garden outbuilding at the foot of the plot.

The STORAGE GARAGE measures 4.58m x 2.70m (average) and offers lighting and power, replacement galvanised up/over door, new insulated roof and offers potential for conversion with internal access possible from the entrance hall (subject to any necessary permissions).

SERVICES

All main services are understood to be available.

Central heating is gas-fired, electric power and lighting points are fitted throughout the property.

TENURE

Understood to be Freehold.

MAKING AN OFFER

In service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer made and would therefore ask any potential purchaser to discuss with our Mortgage Advisor to establish how they intend to fund their purchase. We 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.

COUNCIL TAX BAND

The property has a council tax rating of 'B' via North West Leicestershire Borough Council -

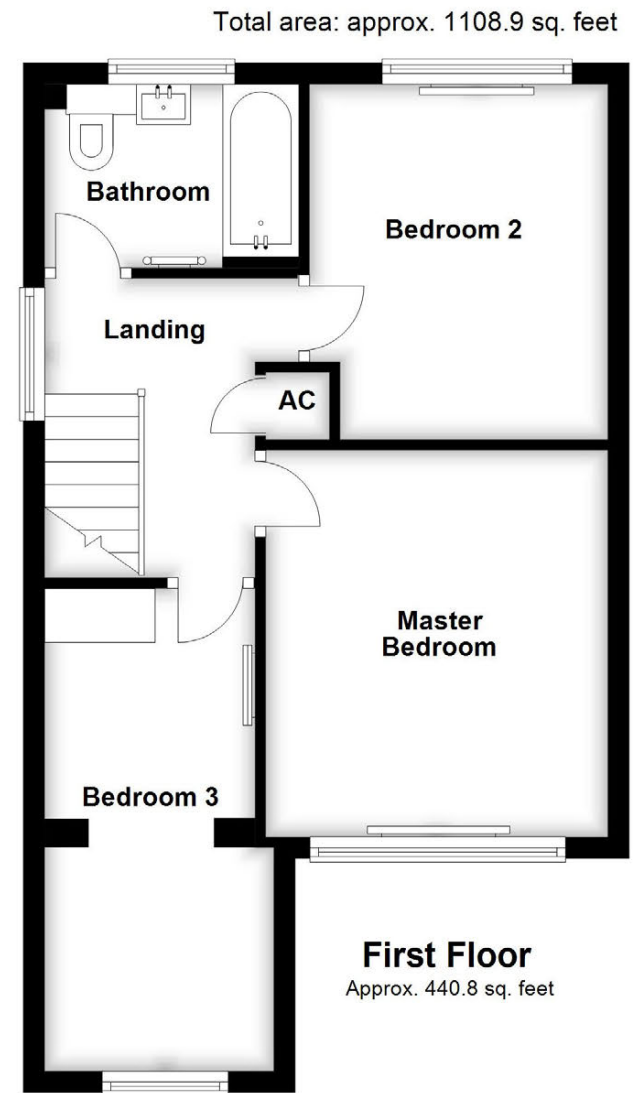
we advise you should confirm this with the local authority to be certain of the facts.

FLOOR PLANS

Purchasers should note that the floor plan included within the property particulars is intended to show the relationship between rooms and does not necessarily reflect exact dimensions. Floor plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details 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.



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

