



73 Anstey Lane, Leicester LE40FG

MOORE  
& YORK





### Property at a glance:

- Extended Established Detached Bungalow
- Development Potential(STP)
- Dining Room, Kitchen & Living Room
- Two Double Bedrooms & Bathroom
- Large Semi Converted Loft Room
- No Upward Chain
- Ample Parking & Garage
- Private Rear Garden
- Viewing Essential

Asking price £285,000 Freehold



Established extended detached bungalow offering great potential standing within easy access of local amenities and within a short drive of the Western Bypass offering excellent transport links. The property is being sold with no upward chain and the centrally heated and double glazed accommodation comprises entrance porch, spacious entrance hall, dining room, fitted kitchen, extended living room with stairwell to semi converted loft offering great potential for further development(STP) , two double bedrooms and bathroom. Set back from the road the property stands with gardens to front with driveway providing parking leading to side garage with attached work shop and a further private garden to rear.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### ENTRANCE PORCH

Hardwood and glazed door leading to;

#### SPACIOUS ENTRANCE HALL

Radiator, access to loft with pull down ladder.

#### SITTING ROOM

18' 8" x 9' 8" (5.69m x 2.95m) UPVC sealed double glazed windows to all aspects overlooking rear garden, radiator, UPVC sealed double glazed door to side aspect, enclosed stairwell leading to loft space.



#### DINING ROOM

12' 3" x 11' 4" (3.73m x 3.45m) Radiator, UPVC sealed double glazed circular bay window, display fire and surround, archway leading to;

#### KITCHEN

11' 4" x 9' 4" (3.45m x 2.84m) 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, under stairs cupboard, plumbing for washing machine, tiled splash backs, radiator.









## BEDROOM 1

12' 4" x 11' 5" (3.76m x 3.48m) Radiator, UPVC sealed double glazed window, fitted wardrobe.

## BEDROOM 2

11' 5" x 11' 1" (3.48m x 3.38m) radiator, UPVC sealed double glazed window.

## BATHROOM

8' 1" x 5' 3" (2.46m x 1.60m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator

## LOFT ROOM

31' 0" x 7' 0" extending to 26' 3" (9.45m x 2.13m) Boarded vaulted ceiling with sealed double glazed Velux windows.

## OUTSIDE

Lawns to front with evergreen borders with side driveway providing parking leading to garage with roller door. Private garden to rear comprising patio area and lawns with evergreen borders with private door to side leading to attached workshop to rear of garage housing central heating boiler and work bench.

## 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.

## MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

## 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.

## EPC RATING

TBC

## TENURE

Freehold

## COUNCIL TAX BAND

Leicester C

## 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.

## PROPERTY INFORMATION QUESTIONNAIRE

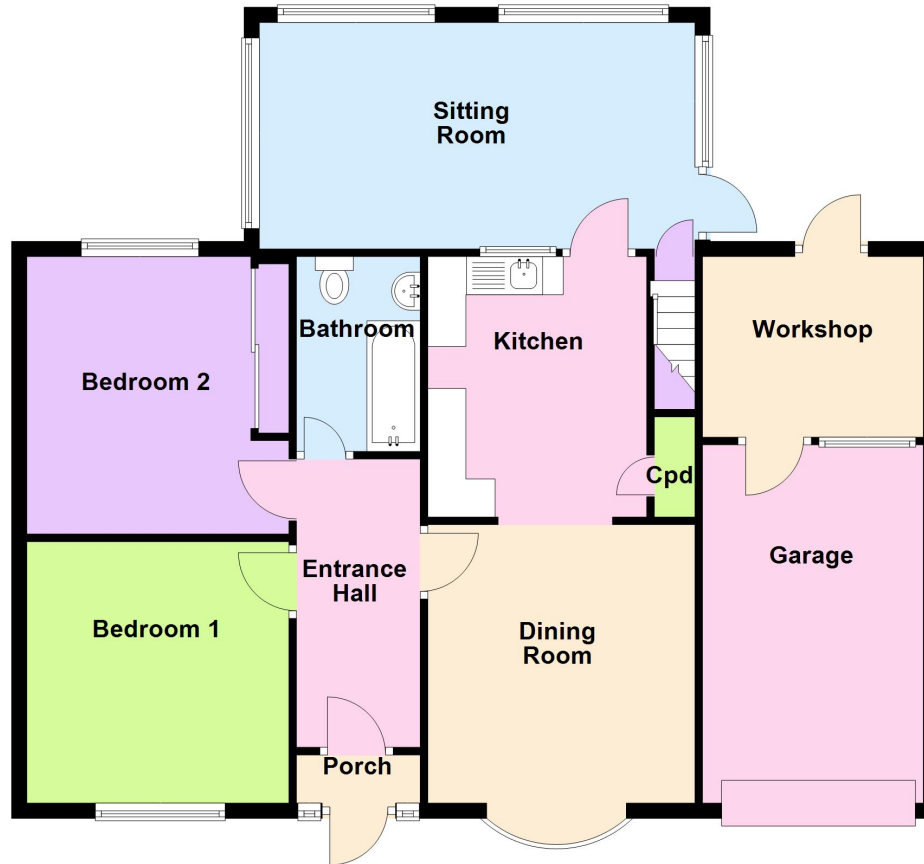
The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.



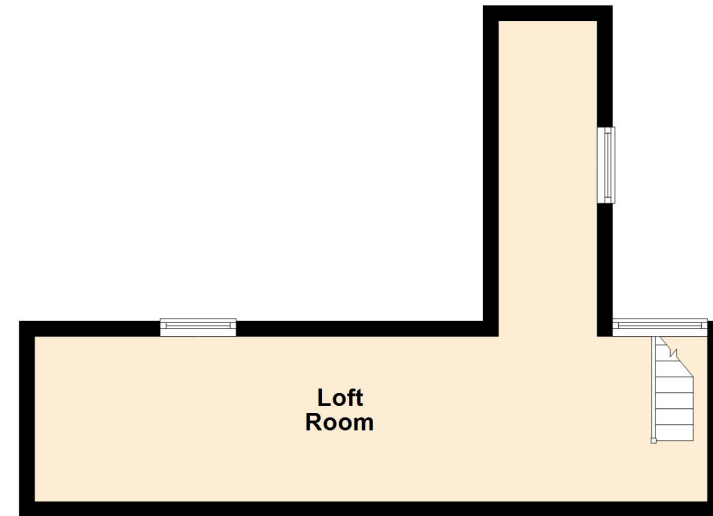




**Ground Floor**



**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



