



19 Barr Close, Enderby, Leicester LE192AF

MOORE  
& YORK



### Property at a glance:

- Modern Detached Home
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- No Upward Chain
- Lounge/Dining Room & Kitchen
- Gas Central Heating & D\G
- Parking & Garage
- Three Bedrooms & Bathroom
- Ideal Buy For Growing Family

£300,000 Freehold



Detached modern family home overlooking The Green situated on this small and select development offering easy access to the popular Fosse Park Retail centre , the M1/M69 road junction offering excellent transport links and the lovely countryside walks provided by Everards and Aylestone Meadows. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge/dining room and kitchen and to the first floor three bedrooms and bathroom and stands with gardens to rear with parking and garage to side. The property would ideally suit the young and growing family and an early viewing is recommended

#### DETAILED ACCOMMODATION

Sealed double glazed door leading to;

#### ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

#### CLOAKROOM

Comprising low level WC and wash hand basin, radiator.



#### LOUNGE/DINING ROOM

16' 3" x 10' 9" (4.95m x 3.28m) Radiators, TV point, UPVC sealed double glazed window to front aspect, UPVC sealed double glazed French door to rear garden.





## KITCHEN

12' 0" x 10' 0" (3.66m x 3.05m) Fitted in a range of soft close units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, tiled splash backs, plumbing for washing machine, fridge/freezer space, radiator, concealed central heating boiler, under stairs cupboard, UPVC sealed double glazed door and window to rear aspect.

## LANDING

Radiator, UPVC sealed double glazed window, access to loft space.

## BEDROOM 1

10' 0" x 9' 10" (3.05m x 3.00m) Radiator, UPVC sealed double glazed window, wardrobe recess.

## BEDROOM 2

10' 11" x 8' 0" (3.33m x 2.44m) Radiator, UPVC sealed double glazed window

## BEDROOM 3

7' 10" x 7' 7" (2.39m x 2.31m) Radiator, UPVC sealed double glazed window, built in cupboard.

## BATHROOM

6' 11" x 5' 6" (2.11m x 1.68m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, tiled splash backs, UPVC sealed double glazed window.

## OUTSIDE

Open plan evergreen beds to front, tarmac driveway to side providing ample parking leading to garage with up and over door power and light. Patio and lawns to rear with gated access to side.

## SERVICES

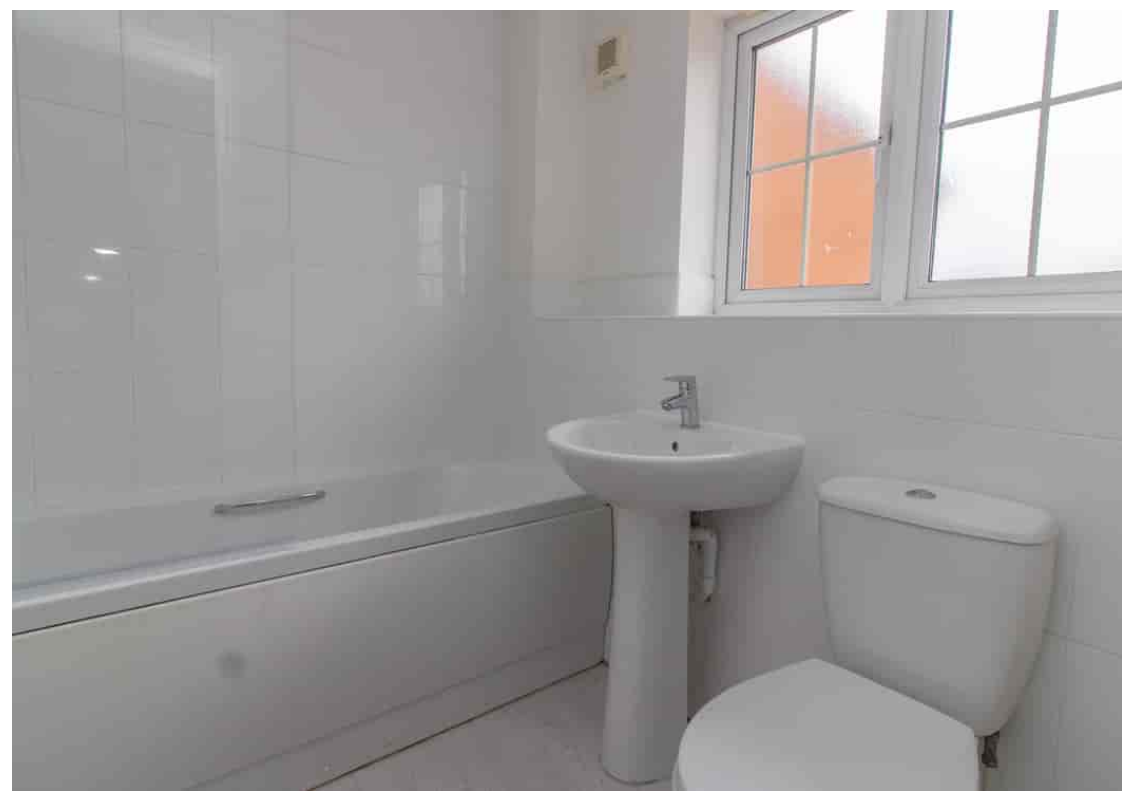
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double glazed.

## 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 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**

Blaby C

### **TENURE**

Freehold

### **EPC RATING**

TBC

### **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.

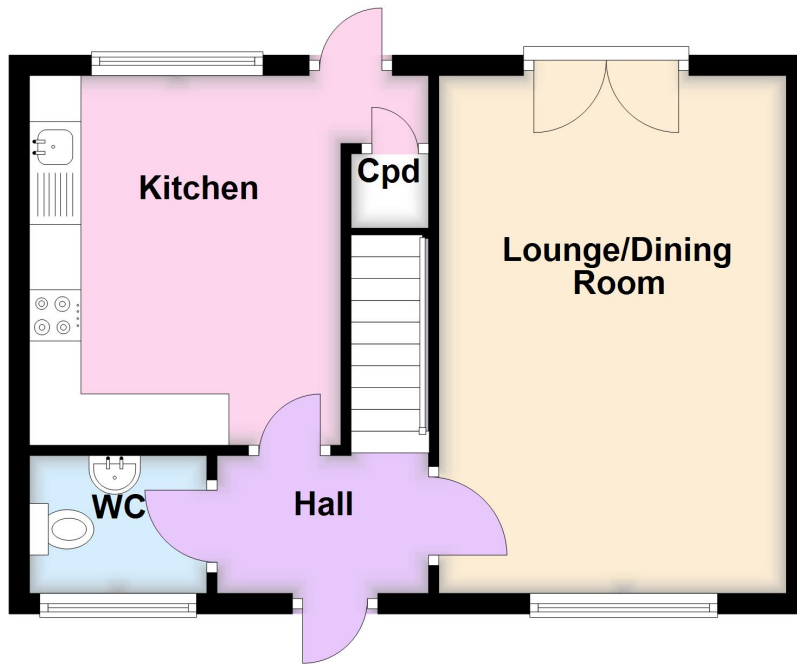
### **IMPORTANT INFORMATION**

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



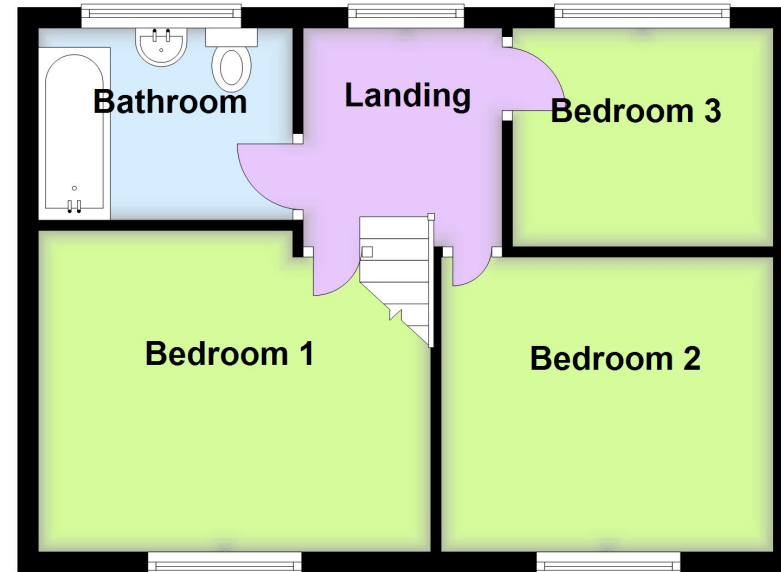
## Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



## First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 73.5 sq. metres (791.3 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

