



184 Main Street, Stanton under Bardon, Markfield, Leicestershire, LE679TP

MOORE
& YORK



Property at a glance:

- Extended Four Bedroom Semi Detached Home
- Open Plan Kitchen/Living Area
- Newly Fitted Kitchen & Bathroom
- Gas Central Heating & Newly Fitted D\G
- Easy Access to Local Facilities
- Enclosed Patio & Lawn Rear Garden
- Ideal Buy For Growing Family
- Internal Viewing Essential

Asking Price £279,000 Freehold



Well presented extended established four bedroom semi detached home situated within walking distance of all local facilities and within a short drive of the Coalville Town Centre and the M1 junction offering excellent transport links. The property has undergone a scheme of improvements by the present owner to include newly fitted kitchen with integrated appliances, three piece bathroom and double glazing throughout and has been extended to side to provide a double bedroom with en-suite shower facility. The double glazed and centrally heated accommodation briefly comprise entrance hall, open plan lounge, kitchen and dining room, bedroom and en-suite shower to the ground floor and to the first floor three bedrooms and family bathroom to the first floor and stands with off road parking to front and fully enclosed patio and lawn garden to rear. The property would ideally suit the growing family and we recommend and internal viewing.

DETAILED ACCOMMODATION

Composite door leading to;

OPEN PLAN LIVING ROOM

LOUNGE AREA

16' 4" x 10' 11" (4.98m x 3.33m) UPVC sealed double glazed window, radiator, TV point.

KITCHEN/DINING AREA

17' 5" x 8' 11" (5.31m x 2.72m) Fitted in an extensive range of soft close units comprising single drainer sink with drawers and cupboards under, matching range of base units with butcher block style work surfaces over with matching upturn., drawers and cupboards under, complementary wall mounted eye level cupboards, integrated fridge/freezer, dishwasher and wine cooler, built in oven, microwave oven and four piece ceramic hob with extractor fan over set in stainless steel hood, composite stable style door leading to rear garden, radiator, UPVC sealed double glazed window.





BEDROOM 4

15' 5" x 10' 6" (4.70m x 3.20m) Radiator, UPVC sealed double glazed window, sealed double glazed door to rear aspect.

EN-SUITE SHOWER ROOM

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

FIRST FLOOR LANDING

Access to loft space, airing cupboard housing central heating boiler.

BEDROOM 1

12' 2" x 11' 10" (3.71m x 3.61m) Radiator, UPVC sealed double glazed window, fitted wardrobes, built in wardrobes.

BEDROOM 2

12' 1" x 8' 10" (3.68m x 2.69m) Radiator, UPVC sealed double glazed window

BEDROOM 3

8' 8" x 7' 4" (2.64m x 2.24m) Radiator, UPVC sealed double glazed window

FAMILY BATHROOM

Three piece suite comprising paneled bath, sink unit set in bathroom unit incorporating a push button low level WC, tiled throughout, radiator, UPVC sealed double glazed window.

OUTSIDE

Off road parking to front. Tiered decking to rear leading to lawns and seating patio area, 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, 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.



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.

TENURE

Freehold

EPC RATING

C

COUNCIL TAX BAND

Hinckley & Bosworth C

IMPORTANT INFORMATION



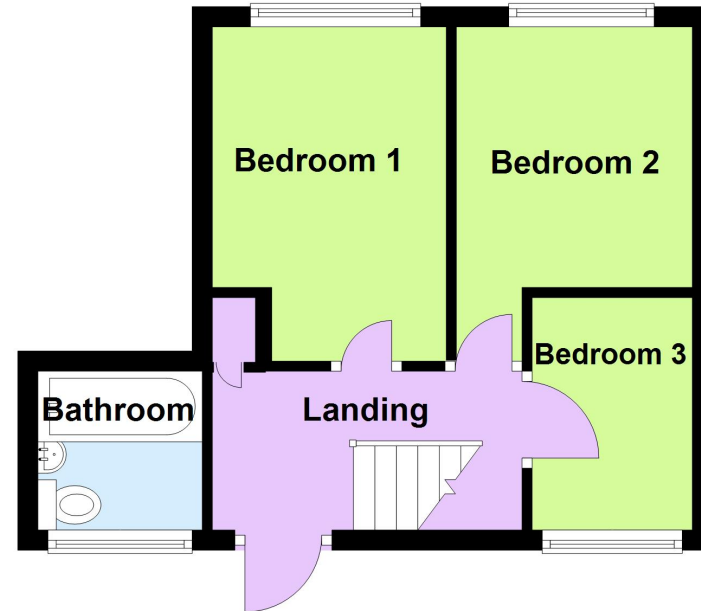
Ground Floor

Approx. 51.6 sq. metres (555.2 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.3 sq. feet)



Total area: approx. 78.1 sq. metres (840.4 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

