



23 Abbots Road, Oadby, Leicester LE22 6GL

MOORE  
& YORK



### Property at a glance:

- Newly Constructed Detached Family Home
- Sought After Residential Development
- Easy Access Local Facilities & Highly Rated Schools
- En Suite & Family Bathroom
- Three Bedrooms
- Gas heating/Double glazing
- No Upward Sales Chain
- Ideal Buy For Growing Family

£379,950 Freehold



Newly constructed modern detached family home situated on the sought after residential development of Stoughton park located on the edge of the popular town of Oadby with its excellent range of facilities and highly rated schools. The well planned centrally heated accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge and kitchen/dining room with integrated appliances, and to the first floor master bedroom with en-suite, two further bedrooms and family bathroom and stands with enclosed gardens and parking and single garage. The property ideally suits the young and growing family.

#### DETAILED ACCOMMODATION

Sealed double glazed composite door leading to the;

#### ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, tiled flooring, under stairs cupboard.

#### CLOAKROOM

Low level WC and wash hand basin, radiator, tiled flooring, half tiled wall splash backs.



#### LOUNGE

15' 10" x 10' 0" (4.83m x 3.05m) Radiator, UPVC sealed double glazed square bay side recess, TV point, UPVC sealed double glazed window to front aspect.





## KITCHEN/DINING ROOM

15' 10" x 10' 0" (4.83m x 3.05m) Fitted in a range of soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over with matching upturn, and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four gas hob with extractor fan over set in stainless steel hood, easy wipe splash back, integrated dishwasher, fridge/freezer and washer/dryer, concealed central heating boiler, UPVC sealed double glazed window and door to garden, tiled flooring.

## FIRST FLOOR LANDING

Radiator, built in cupboard, access to loft space.

## BEDROOM 1

10' 10" x 9' 5" (3.30m x 2.87m) Radiator, UPVC sealed double glazed window.

## EN-SUITE SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle, low level high flush WC and pedestal wash hand basin, tiled flooring

## BEDROOM 2

10' 4" x 8' 0" (3.15m x 2.44m) Radiator, UPVC sealed double glazed window.

## BEDROOM 3

10' 5" x 7' 10" (3.17m x 2.39m) Radiator, UPVC sealed double glazed window

## FAMILY BATHROOM

6' 3" x 6' 3" (1.91m x 1.91m) Three piece suite comprising panelled bath with shower over, low level high flush WC and pedestal wash hand basin, radiator, UPVC sealed double glazed window, tiled flooring, half wall tiled splash backs.

## OUTSIDE

Enclosed patio and lawn garden with gated access leading to parking and garage with up and over door

## 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, 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  
There is an annual Green charge for the upkeep of communal gardens of Approx £100 per annum

## **COUNCIL TAX BAND**

Oadby and Wigston D

## **EPC RATING**

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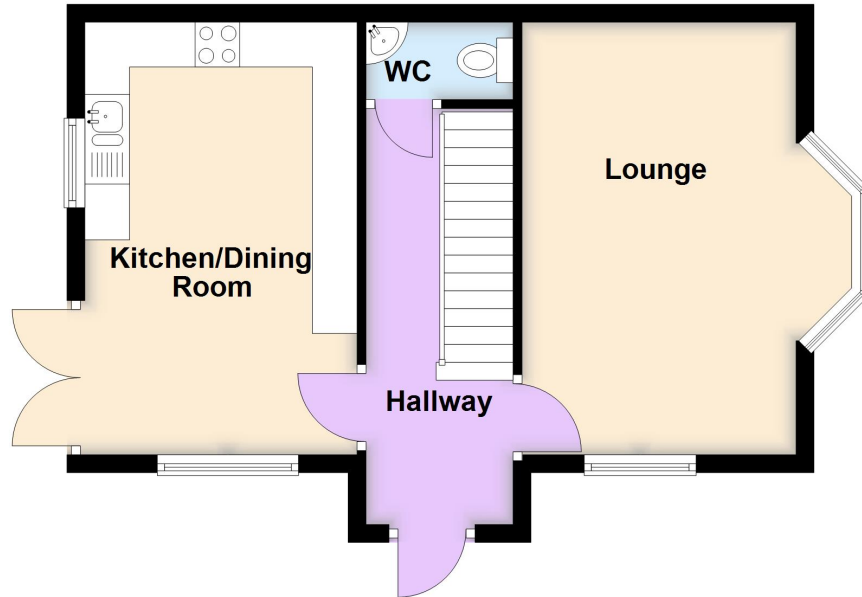
## **IMPORTANT INFORMATION**

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.



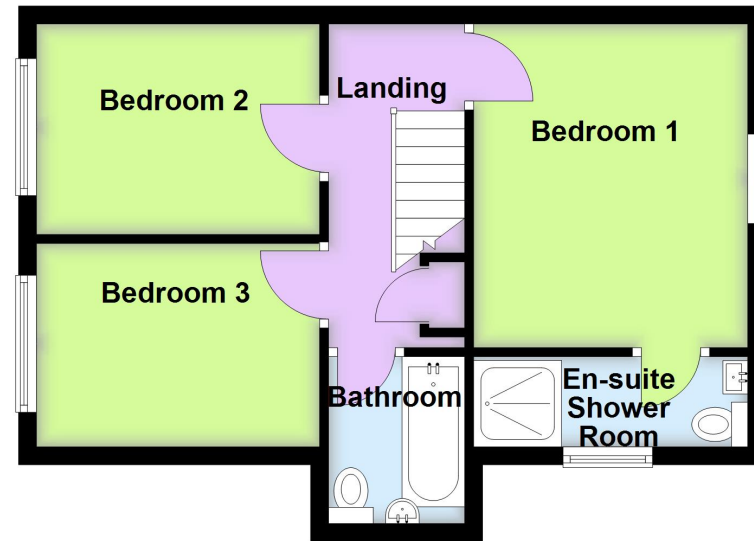
### Ground Floor

Approx. 40.1 sq. metres (431.1 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 79.0 sq. metres (849.8 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

