



5 Bloxoms Close, Braunstone, Leicester LE32YA

MOORE
& YORK



Property at a glance:

- Modern Detached Family Home
- Three Bedrooms
- Family Bathroom & En-Suite
- Gas Central Heating & D\G
- Parking & Garage
- Lounge & Dining Room
- Easy Access Local Facilities

Guide Price £285,000 Freehold



Modern detached home situated in a small cul-de-sac location offering easy access to the popular Fosse Park Retail Centre and the M1/M69 road junction providing excellent transport links. The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, kitchen, utility room and cloakroom/WC and to the first floor master bedroom with en-suite, two further bedrooms and family bathroom with gardens to front and rear and parking and garage to side. The property would ideally suit the young and growing family and we recommend an early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to

ENTRANCE HALL

Radiator, UPVC sealed double glazed window

LOUNGE

14' 1" x 10' 10" (4.29m x 3.30m) Display fire surround, UPVC sealed double glazed window, TV point, radiator, stairs leading to first floor accommodation

DINING ROOM

11' 11" x 8' 1" (3.63m x 2.46m) Radiator, UPVC sealed double glazed sliding patio door leading to rear garden

KITCHEN

9' 7" x 9' 7" (2.92m x 2.92m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob, UPVC sealed double glazed window, tiled splash backs

UTILITY ROOM

7' 5" x 4' 6" (2.26m x 1.37m) Work surface with utility space under with plumbing for automatic washing machine, door to side aspect

CLOAKROOM/WC

Low level WC and wash hand basin, radiator, UPVC sealed double glazed window

FIRST FLOOR LANDING

Access to loft space, airing cupboard



BEDROOM 1

12' 10" x 11' 10" (3.91m x 3.61m) Radiator, UPVC sealed double glazed window

EN-SUITE SHOWER ROOM

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

BEDROOM 2

13' 2" x 11' 6" max (4.01m x 3.51m) Radiator, UPVC sealed double glazed window

BEDROOM 3

9' 10" x 7' 2" (3.00m x 2.18m) Radiator, UPVC sealed double glazed window

FAMILY BATHROOM

8' 3" x 5' 6" (2.51m x 1.68m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled splash backs, radiator, UPVC sealed double glazed window

OUTSIDE

Open plan lawns to front and driveway providing parking leading to garage, patio and lawn garden to rear

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.

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.

TENURE

Freehold

COUNCIL TAX BAND

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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.

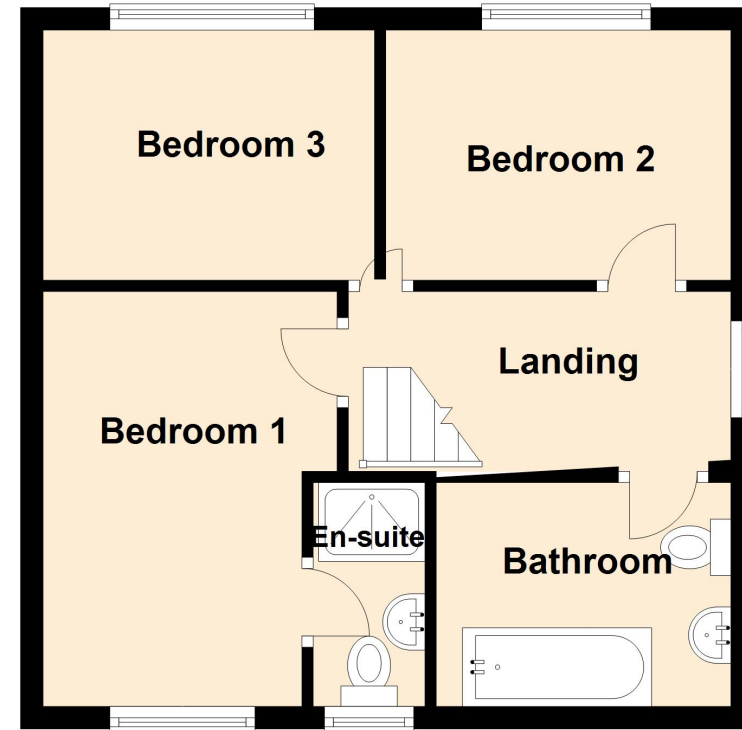
IMPORTANT INFORMATION

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.



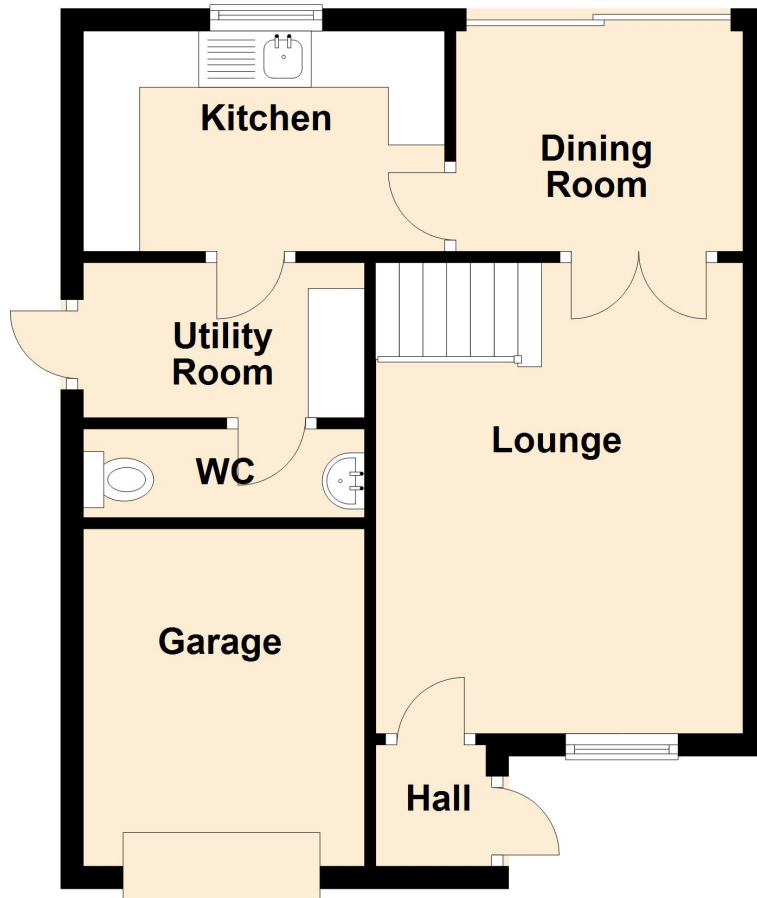
First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)



Ground Floor

Approx. 40.8 sq. metres (439.7 sq. feet)



Total area: approx. 77.6 sq. metres (835.4 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

