



49 Spencefield Lane, Leicester LE56PT

MOORE  
& YORK





### Property at a glance:

- Detached Chalet Style Bungalow
- Highly Sought After Tree Lined Road
- Good Sized Plot With Excellent Scope For Development(STP)
- Easy Access Shopping, Schooling & Places of Worship
- Lounge/Dining room & Kitchen/Breakfast Room
- En Suite & Family Bathroom
- Four Bedrooms & Bathroom
- No Onward Chain

Guide Price £585,000 Freehold



Detached Chalet style Bungalow providing excellent potential situated on this highly sought after tree lined road located within the popular suburb of Evington offering easy access to all local schooling, shopping and places of worship. This lovely family home is being sold with no onward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, study, lounge/dining room, conservatory/sun room, kitchen/breakfast room with integrated appliances. outer lobby, cloakroom, laundry, and bedroom with en-suite facility and to the first floor three bedrooms and family bathroom and stands on a good sized plot offering great potential for development(STP) comprising gardens to front and rear. Rarely do properties of this style and location become available for sale and we highly recommend a early viewing.

### DETAILED ACCOMMODATION

Sealed double glazed leaded light door with matching side panel leading to;

#### ENTRANCE HALL

Radiator, open tread stairs leading to first floor accommodation.

#### STUDY

11' 8" x 7' 7" (3.56m x 2.31m) Radiator, UPVC sealed double glazed leaded light bay window.



#### LOUNGE/DINING ROOM

28' 6" x 16' 2" (8.69m x 4.93m) Dual aspect UPVC sealed double glazed windows, radiators, coal effect gas fire set in feature marble surround, TV point, sealed double glazed sliding patio doors leading to;

#### CONSERVATORY/SUN ROOM

15' 4" x 10' 11" (4.67m x 3.33m) Radiator, insulated ceiling with natural light,, dual aspect sliding patio doors to rear gardens.











## KITCHEN/BREAKFAST ROOM

15' 9" x 10' 1" (4.80m x 3.07m) Fitted in a range of units comprising one and a half inset bowl sinks with mixer taps over, matching range of base units with luxury granite work surfaces with matching splash backs and drainer over, drawers and cupboards under, complementary wall mounted eye level cupboards, integrated dishwasher and fridge/freezer, built in Bosch oven, microwave and four piece ceramic hob with extractor fan over set in stainless steel hood, pull out larder cupboard, designer radiator. double glazed window.

## OUTER LOBBY

Recess hanging space, door to side aspect, walk in storage cupboard.

## CLOAKROOM

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

## L-SHAPED LAUNDRY

14' 4" max x 10' 3" max (4.37m x 3.12m) Butcher block work surface with inset Belfast sink with mixer tap over, side storage cupboards.

## BEDROOM 1

14' 2" x 11' 2" (4.32m x 3.40m) UPVC sealed double glazed leaded light bay window, radiator, fitted wardrobes, UPVC sealed double glazed window to side aspect.

## EN-SUITE BATHROOM

9' 9" x 8' 3" (2.97m x 2.51m) Four piece suite comprising paneled bath, corner tiled shower cubicle, vanity sink unit and low level WC, designer radiator with inset mirror, airing cupboard, double glazed window.

## FIRST FLOOR LANDING

Square bay UPVC sealed double glazed window with eaves storage cupboards, radiator, access to loft space, built in cupboards/wardrobes.

## BEDROOM 2

13' 8" x 12' 8" (4.17m x 3.86m) Radiator, UPVC sealed double glazed window.

## BEDROOM 3

10' 9" x 9' 3" (3.28m x 2.82m) Radiator, dual aspect UPVC sealed double glazed windows, eaves cupboard.

## BEDROOM 4

7' 6" x 6' 4" (2.29m x 1.93m) Radiator, fitted wardrobes.

## BATHROOM

7' 6" x 6' 4" (2.29m x 1.93m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator, tiled throughout, UPVC sealed double glazed window.













## OUTSIDE

Turnaround circular driveway to front with central circular evergreen bed, natural screening frontage, car port parking to side. Large raised patio patio seating area to rear with steps leading to circular lawns with patio pathway and evergreen borders, further side vegetable garden area.

## 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

## EPC RATING

TBC

## COUNCIL TAX BAND

Leicester G

## 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.



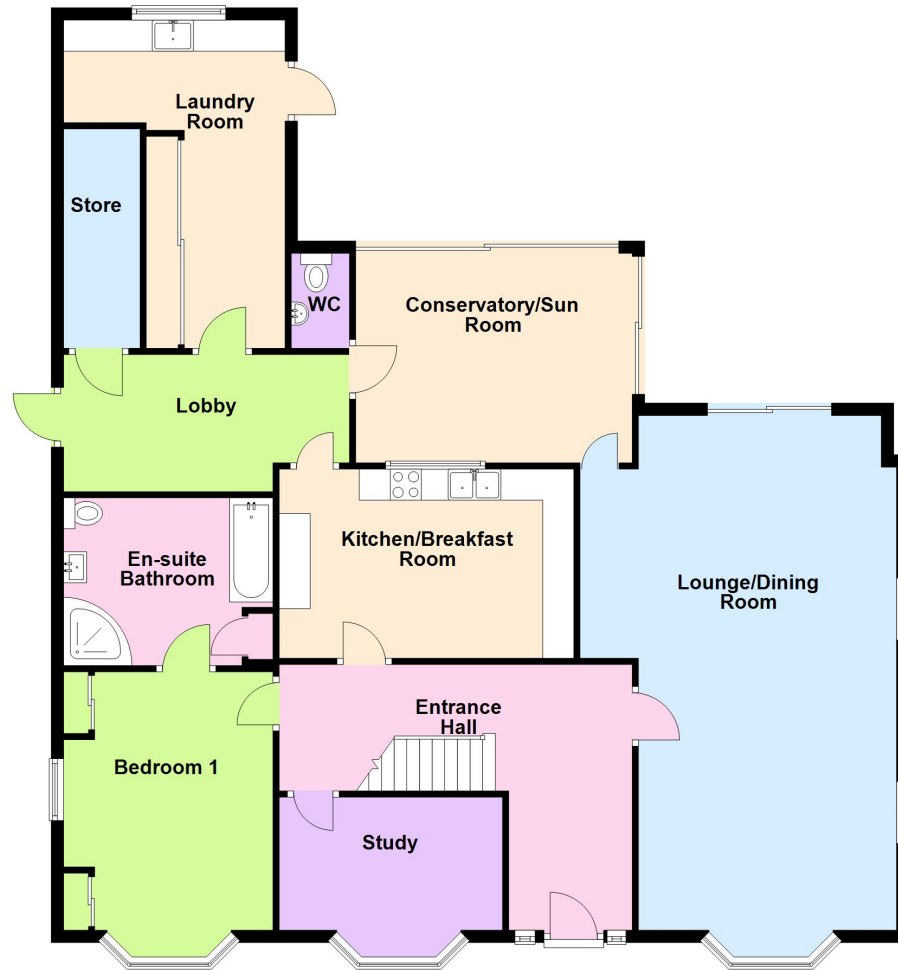




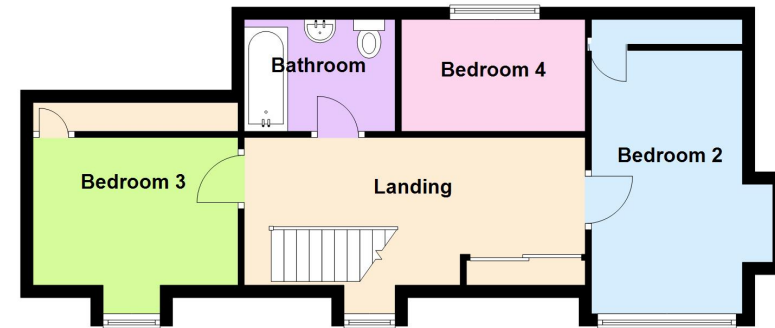




Ground Floor



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



