



138 Davenport Road, Leicester LE56SB

MOORE  
& YORK



### Property at a glance:

- Established Three/Four Bedroom Detached Bungalow
- Highly Desirable Location
- Stunning Grounds With Garage
- Walking Distance Places of Worship
- Gas Central Heating & D\G
- Corner Davenport Road & Spencefield Lane
- Viewing A Must
- Lounge & Fitted Dining Kitchen
- Two Separate WCs

£495,000



We take great pleasure in offering for sale this lovely established detached bungalow set in stunning gardens located in the highly sought after suburb of Evington on the corner of Davenport Road and Spencefield Lane offering easy access to local facilities and within walking distance of local places of worship. The deceptively spacious accommodation briefly comprises reception hall, lounge, kitchen/dining room with integrated appliances, three/four bedrooms, family bathroom and two separate WC and benefits from gas heating and double glazing and stands in exceptional gardens with large frontage with in and out driveway providing parking leading to garage. Very rarely do properties of this size, style and location become available for sale and we recommend an early viewing

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panels and feature storm canopy over with tiled flooring, leading to;

#### RECEPTION HALL

10' 10" x 7' 8" (3.30m x 2.34m) Radiator, walk in cupboard, wood paneled flooring.

#### LOUNGE

14' 11" x 12' 10" (4.55m x 3.91m) Radiator, TV point, display fire surround, dual aspect UPVC sealed double glazed windows overlooking gardens.

#### CLOAKROOM/WC

Low Level WC, UPVC sealed double glazed window, tiled flooring.

#### KITCHEN/DINING ROOM

14' 11" x 12' 11" (4.55m x 3.94m) Fitted in a range of soft close units comprising sink unit with cupboard under, matching range of base units with butcher block style work surfaces over, drawers and cupboards under, built in oven and four piece gas hob with extractor fan over set in matching hood, walk in pantries, display shelving tiled splash backs, UPVC sealed double glazed window, integrated dishwasher.





## BATHROOM

9' 5" x 5' 10" (2.87m x 1.78m) Three piece suite comprising panelled bath with Victorian style shower attachment over, tiled shower cubicle and vanity sink unit, heated towel rail, tiled throughout, UPVC sealed double glazed window, heated towel rail, airing cupboard.

## BEDROOM 1

15' 0" x 10' 0" (4.57m x 3.05m) Radiator, UPVC sealed double glazed window, walk in cupboard, built in wardrobes.

## INNER HALLWAY

Access to loft space, UPVC sealed double glazed door to rear garden.

## BEDROOM 2

12' 2" x 10' 0" (3.71m x 3.05m) Radiator, UPVC sealed double window, Vanity sink unit, built in wardrobes.

## BEDROOM/DINING ROOM

14' 9" x 12' 9" (4.50m x 3.89m) Dual aspect UPVC sealed double glazed windows, radiator.

## BEDROOM 4

10' 2" x 8' 10" (3.10m x 2.69m) Radiator, UPVC sealed double glazed window, built in wardrobes.

## CLOAKROOM/WC

Low level WC and corner sink, radiator, UPVC sealed double glazed window.

## OUTSIDE

The property stands in stunning gardens comprising large garden area to front with formal shaped lawns and well stocked floral, evergreen and willow tree borders with in and out driveway proving ample parking leading to garage with up and over door, power and light. Graveled garden to side with inset evergreen leading to side front door, patio and lawns to rear with gated access and side pathway leading to private door to garage.

## 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.

### **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.

### **COUNCIL TAX BAND**

Leicester E

### **EPC RATING**

TBC

### **TENURE**

Freehold



## Ground 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

