



8 West Street, Enderby, Leicester LE194LS

MOORE  
& YORK



### Property at a glance:

- Extended Terraced Cottage
- Two/Three bedrooms
- Downstairs WC
- No Upward Chain
- Lounge/Dining Room & Kitchen/Breakfast Room
- Gas Central Heating & D\G
- Ideal First Time Buy
- Popular South Leicestershire Village

Offers In Excess Of £190,000

Freehold



Individually designed extended TWO/THREE BEDROOM end terraced cottage situated in the heart of this popular South Leicestershire village The property benefits from double glazing and central heating and is being sold with NO UPWARD SALES CHAIN and the well planned EXTENDED ACCOMODATION briefly comprises to the ground floor lounge/dining room, GROUND FLOOR W/C, kitchen/breakfast room, sitting room/BEDROOMTHREE and to the first floor two bedrooms and separate bathroom and stands with garden to rear and forecourt to front. The property would ideally suit the first time buyer and we recommend a early viewing.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

#### LOUNGE/DINING ROOM

18' 9" x 10' 10" (5.71m x 3.30m) Radiator, UPVC sealed double glazed window, display fire and surround, TV point, meters cupboard.

#### INNER HALLWAY

Stairs leading to first floor accommodation.

#### SITTING ROOM/BEDROOM 3

12' 0" x 12' 0" (3.66m x 3.66m) UPVC sealed double glazed window, under stairs cupboard, radiator, original alcove cupboards.

#### INNER LOBBY

#### CLOAKROOM/WC

Low level WC and wash hand basin

#### FIRST FLOOR LANDING

Access to loft space.

#### BEDROOM 1

12' 0" x 11' 0" (3.66m x 3.35m) Radiator, UPVC sealed double glazed window, over stairs cupboard





## **KITCHEN/BREAKFAST ROOM**

16' 10"max x 11' 0" (5.13m x 3.35m) Comprising one and a half bowl sink unit with cupboards under, matching range of base units with butcher block style work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over set in stainless steel hood, UPVC sealed double glazed window to rear and side aspect, door to rear garden, tiled splash back, tiled flooring.

## **FIRST FLOOR LANDING**

Access to loft space

## **BEDROOM 1**

12' 0" x 11' 0" (3.66m x 3.35m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

## **BEDROOM 2**

11' 11" x 5' 7" (3.63m x 1.70m) Radiator, UPVC sealed double glazed window.

## **BATHROOM**

8' 3" x 6' 0" (2.51m x 1.83m) Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

## **OUTSIDE**

Patio and lawn garden to rear with gated access to side. Forecourt garden to front.,

## **SERVICES**

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

## **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**

Blaby A

## **EPC RATING**

D

## **FLOOR PLANS**

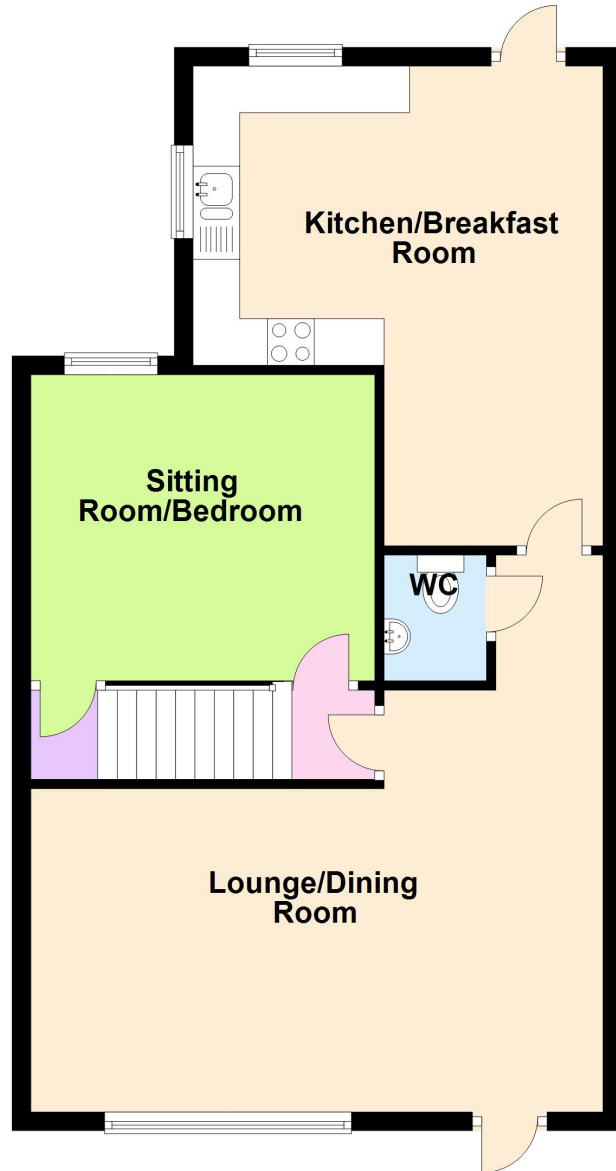
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## **IMPORTANT INFORMATION**

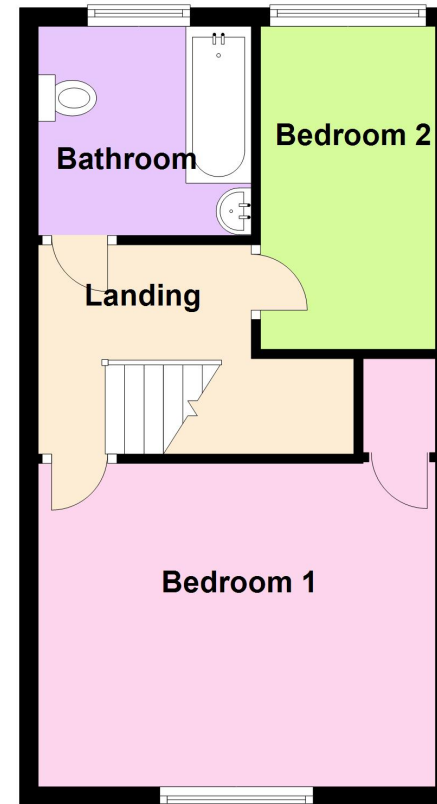
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



## Ground Floor



## 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

