



3 Grebe Way, Whetstone, Leicester LE86YZ

MOORE
& YORK



Property at a glance:

- Modern Semi Detached Home
- Popular Residential Development
- Easy Access Local Facilities
- Three Bedrooms
- Potential Development Subject To Planning Consents
- Short Drive Fosse Park Retail Centre
- Gas Central Heating & D\G
- Ample Parking

Guide Price £245,000 Freehold



Modern three bedroom semi detached home situated in the heart of this popular residential development within easy access of the local facilities of Whetstone and Blaby and within a short drive of the popular Fosse Park Retail Centre and the M1/M69 junction providing excellent transport links. This lovely home benefits from double glazing, gas heating and open views to rear and the accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge/dining room and kitchen and to the first floor three bedrooms and bathroom and stands with gardens to rear and side offering potential for development (STP) and ample parking to side. The property would ideally suit the young and growing family and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to:

ENTRANCE HALL

Stairs leading to first floor accommodation, wood panelled flooring, .

CLOAKROOM/WC

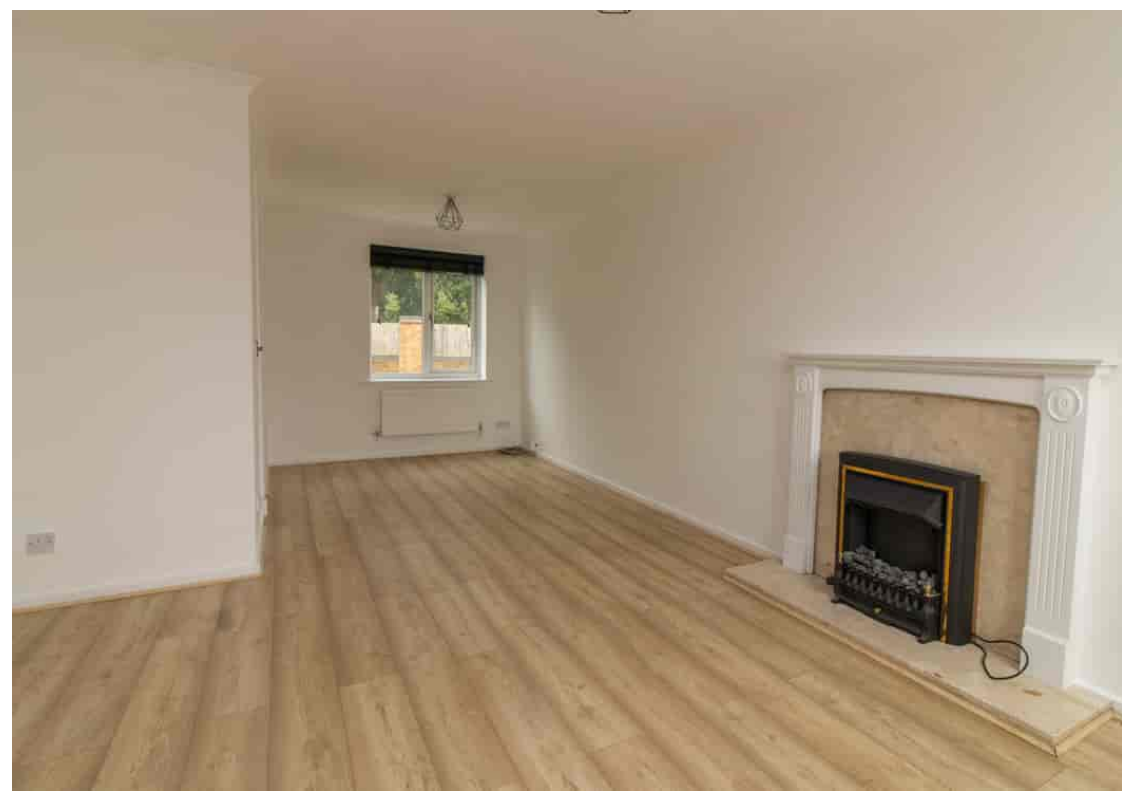
Low level WC and wash hand basin, wall mounted gas boiler, UPVC sealed double glazed window.

LOUNGE/DINING ROOM

20' 11" x 12' 4" (6.38m x 3.76m) Wood panelled flooring, radiators, UPVC sealed double glazed window, display fire surround, TV point, UPVC sealed double glazed French doors to rear garden.

KITCHEN

8' 7" x 8' 2" (2.62m x 2.49m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob, plumbing for washing machine, tiled splash back, radiator, UPVC sealed double glazed window and door to rear aspect.





FIRST FLOOR LANDING

Access to loft space, over stairs cupboard.

BEDROOM 1

11' 10" x 9' 0" (3.61m x 2.74m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

8' 10" x 8' 2" (2.69m x 2.49m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

9' 6" x 6' 11" (2.90m x 2.11m) Radiator, UPVC sealed double glazed window.

BATHROOM

6' 0" x 5' 7" (1.83m x 1.70m) Three piece suite comprising panelled bath with natural rainwater shower over, pedestal wash hand basin and low level WC.

OUTSIDE

Patio area and lawns to rear with open views with large side patio area to side ideally suited for development (STP)

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

Blaby B

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

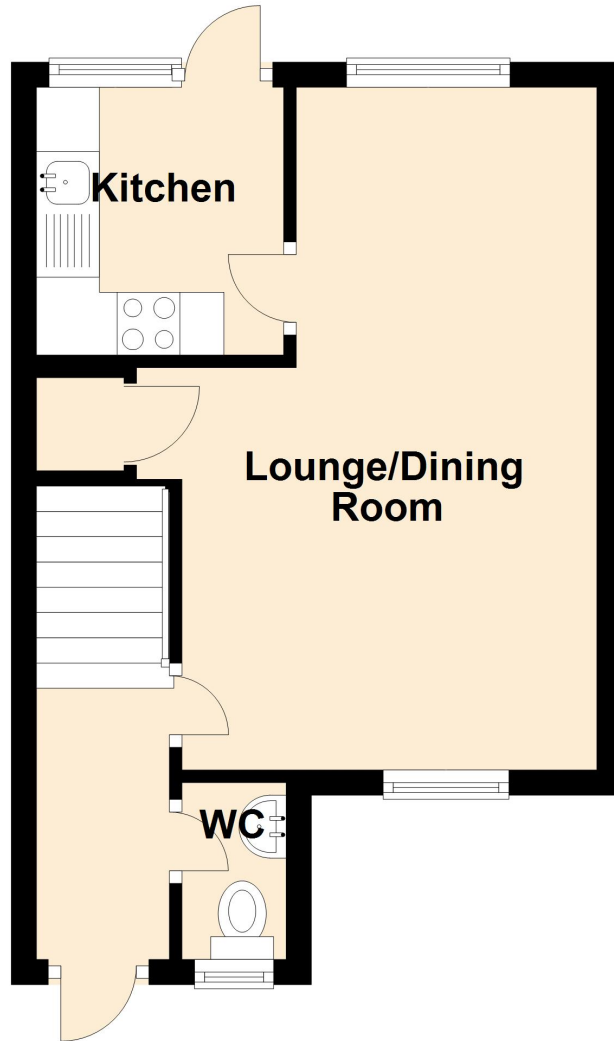
FLOOR PLANS

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.



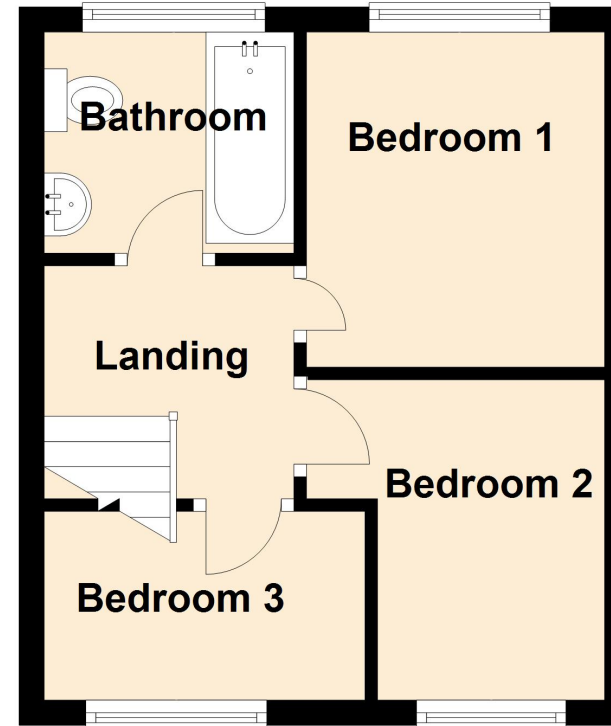
Ground Floor

Approx. 27.2 sq. metres (292.7 sq. feet)



First Floor

Approx. 23.7 sq. metres (254.9 sq. feet)



Total area: approx. 50.9 sq. metres (547.6 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

