



230 Humberstone Lane, Leicester LE49JN

MOORE  
& YORK



### Property at a glance:

- Established Extended Semi Detached Family Home
- Wet Room & Bathroom
- Four Bedrooms
- Corner Plot Location
- Ample Parking & Garage
- Gas Central Heating & D\G
- Easy Access To Local Facilities

Asking Price £330,000 Freehold



Established extended four bedroom semi detached home standing on a corner plot offering easy access to the local facilities of Thurmaston and within a short drive of the Syston Town centre and the Leicester City Centre where a more comprehensive range of facilities are available. The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, lounge, kitchen/dining area, garden room with utility space off and bedroom with en-suite wet room and to the first floor three bedrooms and family bathroom and stands on corner plot comprising ample parking to front, side garden area and rear garden with timber built outhouse offering flexibility of usage with further parking and garage to rear. The property would ideally suit the growing family and an early viewing is required.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to

#### ENTRANCE PORCH

Open aspect leading to;

#### ENTRANCE HALLWAY

Radiator, under stairs cupboard, stairs leading to first floor accommodation

#### LOUNGE

15' 8" x 10' 10" (4.78m x 3.30m) Radiator, TV point, UPVC sealed double glazed bay window, display fire recess

#### KITCHEN/DINING AREA

17' 10" x 11' 11" (5.44m x 3.63m) Fitted in a range of soft close units 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, range cooker space with extractor fan over fridge/freezer space, tiled splash backs, plumbing for dishwasher, UPVC sealed double glazed window

#### GARDEN ROOM

11' 11" x 10' 4" (3.63m x 3.15m) Double radiator, UPVC sealed double glazed French doors to rear garden.





#### UTILITY AREA

6' 0" x 5' 5" (1.83m x 1.65m) Plumbing for washing machine, work surface and cupboards

#### BEDROOM 4

11' 0" x 10' 0" (3.35m x 3.05m) Radiator, UPVC sealed double glazed window, sliding door leading tp

#### EN-SUITE WET ROOM

7' 2" x 7' 0" (2.18m x 2.13m) Comprising shower area, pedestal wash hand basin and low level WC, radiator, UPVC sealed qdouble glazed window, tiled splash backs

#### FIRST FLOOR LANDING

UPVC sealed double glazed window

#### BEDROOM 1

12' 10" x 10' 11" (3.91m x 3.33m). Radiator, UPVC sealed double glazed window

#### BEDROOM 2

11' 11" x 9' 5" (3.63m x 2.87m) Radiator, UPVC sealed double glazed window, access to loft space.

#### BEDROOM 3

8' 5" x 7' 5" (2.57m x 2.26m) Radiator, UPVC sealed double glazed window.

#### FAMILY BATHROOM

5' 11" x 5' 9" (1.80m x 1.75m) Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout, UPGC sealed double glazed window.

#### OUTSIDE

The property stands on a corner plot comprising ample raking to front, side gardens accessed by double gates, patio sitting area and lawns to rear with decked pathway leading to timber outhouse (14'1 x 14'1) with further rear parking and 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

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### 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.



### TENURE

Freehold

### COUNCIL TAX BAND

Leicester B

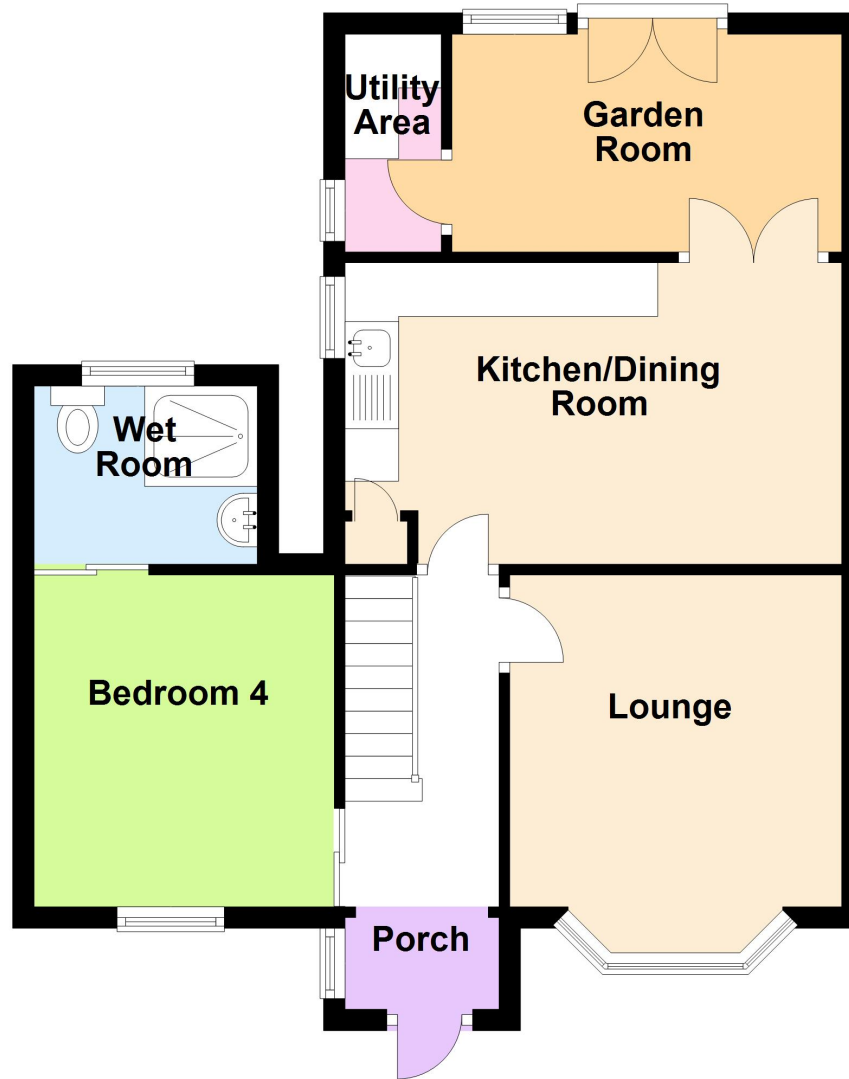
### EPC RATING

TBC



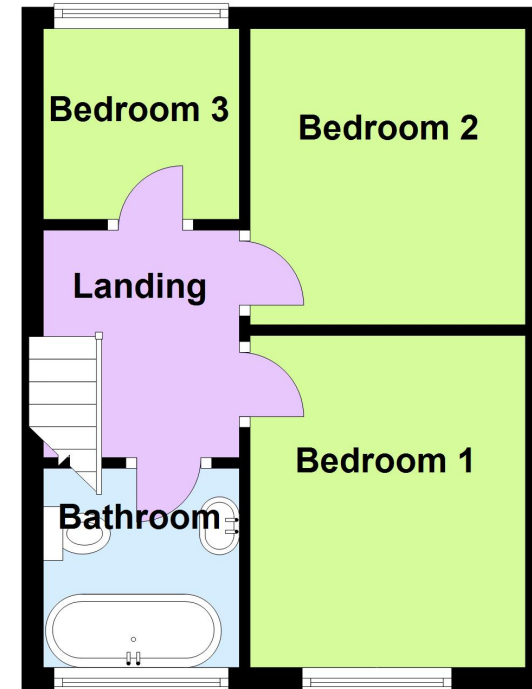
## Ground Floor

Approx. 51.9 sq. metres (559.2 sq. feet)



## First Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



Total area: approx. 78.7 sq. metres (847.5 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

