



42 Pipistrelle Way, Oadby, Leicester LE24QA

MOORE  
& YORK



### Property at a glance:

- Nicely Appointed Modern Semi Detached Home
- Sought After Residential Development
- Easy Access Highly Rated Schools
- Two Double Bedrooms
- Lounge & Dining Kitchen
- Gas Central Heating & D\G
- Parking & Garage
- Well Proportioned Rear Garden
- No Upward Chain

Guide Price £255,000 Freehold



Nicely presented modern semi detached home situated in the heart of this highly sought after residential development offering easy access to the highly rated schools and leisure and shopping facilities of Oadby. The well planned centrally heated and double glazed accommodation is being sold with no upward chain and briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge and kitchen/dining room and to the first floor two double bedrooms and family bathroom and stands with parking and garage to side and nicely proportioned garden to rear. This lovely home is ideally suited to the first time buyer and we highly recommend an early viewing.

#### DETAILED ACCOMMODATION

UPVC leaded light sealed double glazed door leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation, concealed radiator.

#### CLOAKROOM/WC

Two piece suite comprising low level WC and wash hand basin, UPVC sealed double glazed window, radiator.

#### LOUNGE

13' 9" x 12' 7" (4.19m x 3.84m) Radiator, UPVC sealed double glazed window, TV point, display fire and surround



#### KITCHEN/DINING ROOM

12' 7" x 9' 1" (3.84m x 2.77m) Comprising one and a half bowl sink unit with cupboard under, matching range of base units with work surfaces over, draw and cupboards under, complimentary wall mounted eye level cupboards, built in electric oven and four piece gas hob with extractor fan over with matching splash back, tiled splash backs, plumbing for washing machine, wall mounted gas boiler, UPVC sealed double glazed window, door to rear aspect.

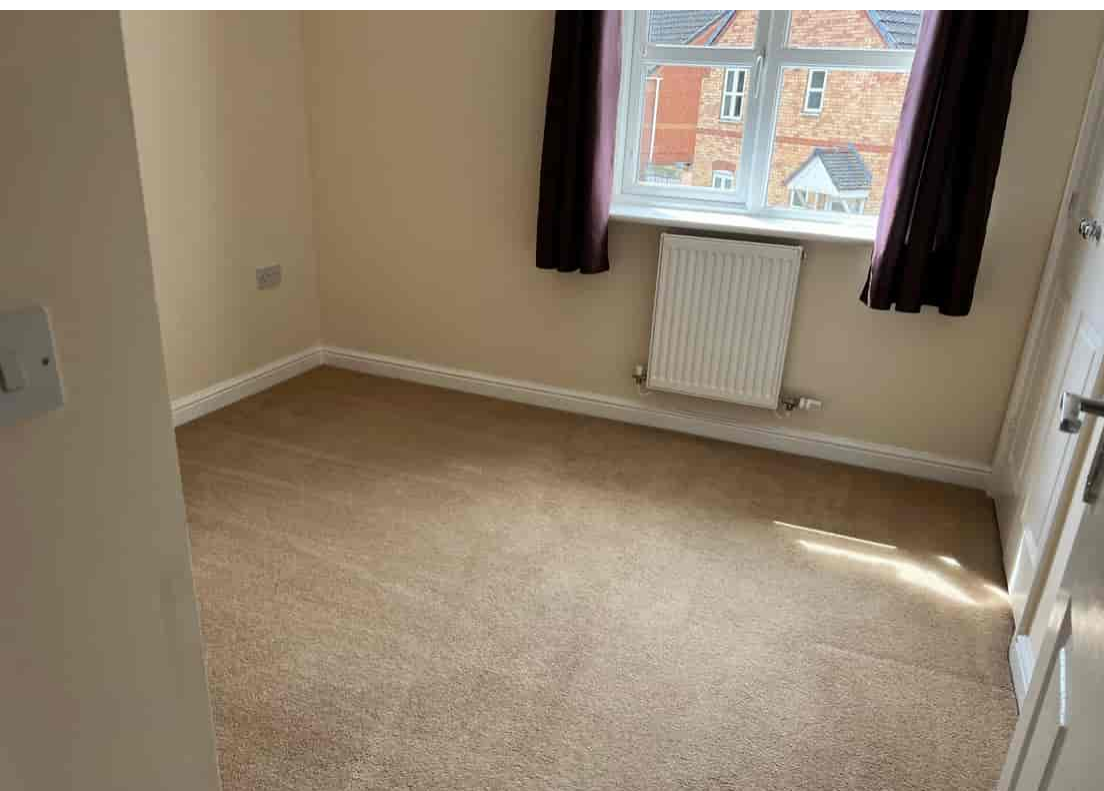
#### FIRST FLOOR LANDING

Access to loft space.

#### BEDROOM 1

12' 7" x 8' 2" (3.84m x 2.49m) Radiator, UPVC sealed double glazed window, good sized built in cupboard.





## BEDROOM 2

9' 5" x 8' 4" (2.87m x 2.54m) Radiator, UPVC sealed double glazed window, built in wardrobes.

## BATHROOM

6' 2" x 4' 9" (1.88m x 1.45m) 6' 2" x 4' 9" (1.88m x 1.45m) Three piece suite comprising panelled bath with power shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, easy wipe splash back to shower.

## OUTSIDE

Nicely presented well proportioned garden to rear comprising patio area with sleeper steps leading to formal shaped enclosed lawns .Open plan garden area to front and driveway to side providing parking leading to single 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.

## TENURE

Freehold

## COUNCIL TAX BAND

Oadby & Wigston B

## EPC RATING

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## 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

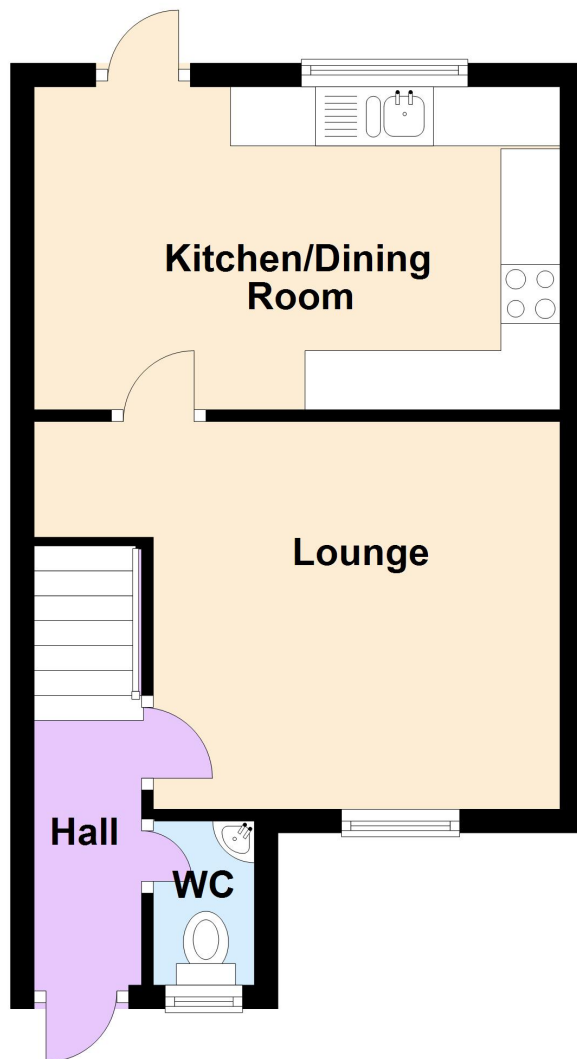
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose





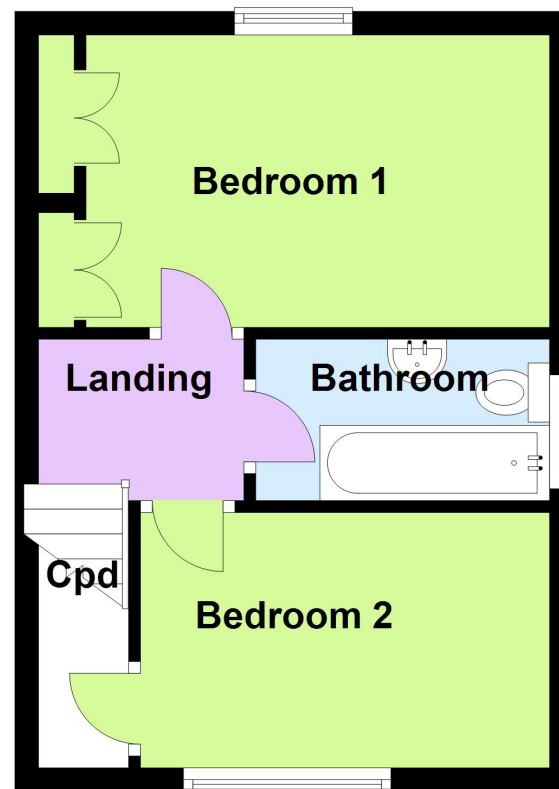
## Ground Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



## First Floor

Approx. 26.8 sq. metres (289.0 sq. feet)



Total area: approx. 56.9 sq. metres (612.0 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



