



4 Stoneleigh Way, Leicester LE39TD

MOORE
& YORK



Property at a glance:

- Beautifully Presented Detached Family Home
- Luxury Kitchen/Breakfast Room With Integrated Appliances
- Gas Central Heating & D/G
- Easy Access Local Facilities
- Viewing Essential.
- Luxury Three Piece Bathroom & Separate WC
- Three Bedrooms

Guide Price £310,000 Freehold



Beautifully presented detached family home situated within easy access of local facilities and within a short drive of the Western Bypass offering excellent transport links and access to further shopping and leisure facilities. The property is well presented and appointed throughout and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, cloakroom/WC, well fitted kitchen/breakfast room with integrated appliances and lounge/dining room with bi-fold doors to rear garden and to the first floor three bedrooms, luxury three piece bathroom and separate WC and stands with gardens to front and rear with access to garage. An internal viewing is essential to appreciate the standard of accommodation provided by this lovely home which would ideally suit the young and growing family.

DETAILED ACCOMMODATION

UPVC leaded light sealed double glazed door with matching side panels leading to

ENTRANCE PORCH

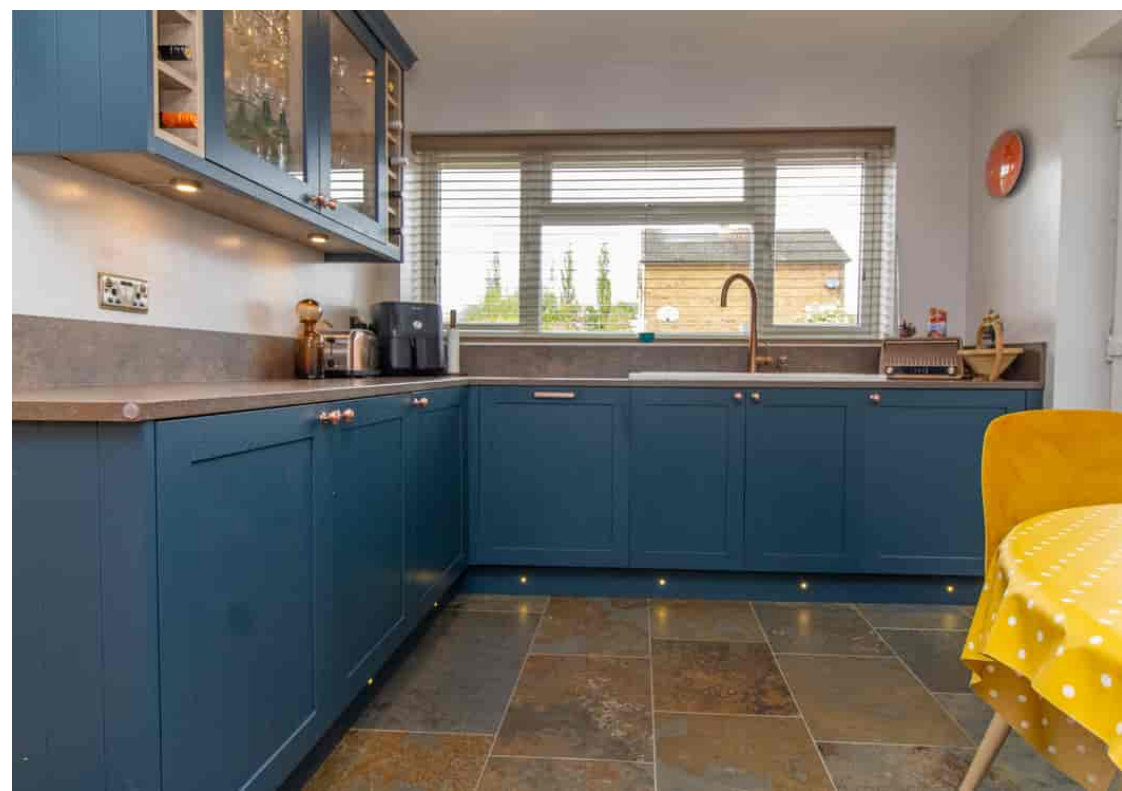
UPVC leaded light sealed double glazed door with side panel leading to

ENTRANCE HALLWAY

Stairs leading to first floor accommodation, bamboo panelled flooring, under stairs cupboard, storage cupboards, Victorian style radiator.

CLOAKROOM/WC

Two piece suite comprising comprising low level WC and wash hand basin, UPVC sealed double glazed window, tiled splash backs and matching flooring, wood panelled walls.





KITCHEN/BREAKFAST ROOM

15' 8" x 9' 2" (4.78m x 2.79m) Well fitted in an extensive range of soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over with matching upturn and concealed lighting, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in matching hood, integrated fridge/ freezer, washing machine and dishwasher, built in microwave, inset wine rack, glazed display cabinet, dual aspect UPVC sealed double glazed windows, Victorian style radiator.

LOUNGE/DINING ROOM

18' 8" x 11' 3" (5.69m x 3.43m) Oak panelled flooring, TV point, vertical radiators, UPVC sealed double glazed French doors and bi-fold doors to rear garden.

FIRST FLOOR LANDING

UPVC sealed double glazed window, airing cupboard housing central heating boiler

BEDROOM 1

12' 8" x 10' 7" (3.86m x 3.23m) Built in wardrobes, UPVC sealed double glazed window, vertical radiator, bamboo panelled flooring.

BEDROOM 2

12' 6" x 9' 3" (3.81m x 2.82m) UPVC sealed double glazed window, radiator, built in wardrobe, bamboo panelled flooring.

BEDROOM 3

8' 5" x 7' 5" (2.57m x 2.26m) UPVC sealed double glazed window, bamboo panelled flooring, radiator, built in wardrobe.

CLOAKROOM

Low level WC.

BATHROOM

7' 10" x 6' 4" (2.39m x 1.93m) Luxury fitted three piece suite comprising free standing soaker bath with mixer tap over, walk in tiled natural rainwater shower, and vanity sink set in hardwood display shelved surround, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Open plan block paved and lawn garden to front and patio and lawn garden to rear. Parking and garage to rear

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.





Shhh...
snowing!





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

Leicester C

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.

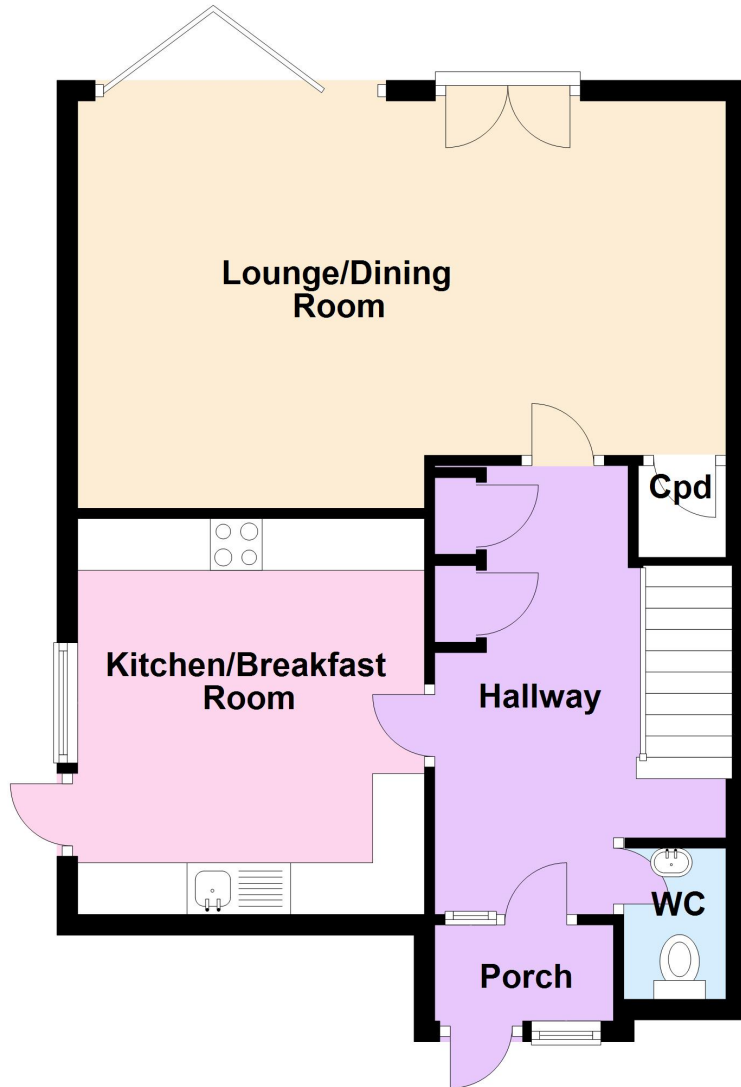
IMPORTANT INFORMATION

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



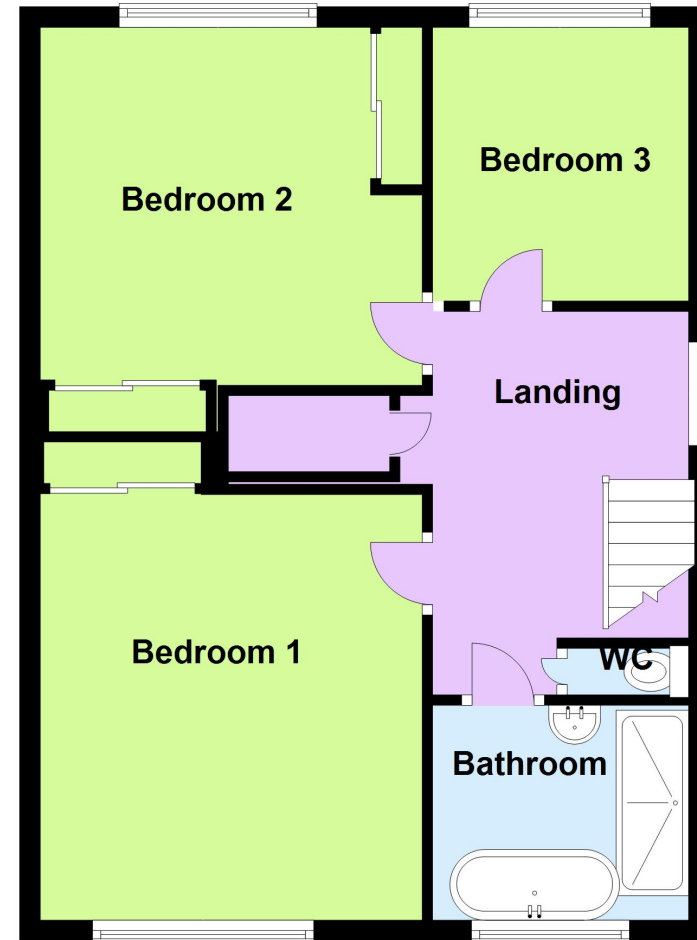
Ground Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



First Floor

Approx. 53.9 sq. metres (580.1 sq. feet)



Total area: approx. 105.8 sq. metres (1139.0 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

