



5 Southside Road, Leicester LE32YZ

MOORE  
& YORK



### Property at a glance:

- Modern Detached Home
- Ideal Buy For Growing Family
- En-Suite & Bathroom
- Lounge/Dining Room & Conservatory
- Gas Central Heating & D\G
- Parking & Garage
- Popular Location
- Easy Access Fosse Park & M1/M69 Junction

£315,000 Freehold



Modern three bedroom detached family home situated in the heart of this small residential development offering easy access to the popular Fosse Park Retail centre and the M1/M69 road junction offering excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises entrance hall, cloakroom/WC, lounge/dining room, kitchen and conservatory and to the first floor master bedroom with en-suite, two further bedrooms and family bathroom and stands on larger than average plot with gardens to front and rear and parking leading to garage to side. The property would ideally suit the growing family and we highly recommend a early viewing.

#### DETAILED ACCOMMODATION

Hardwood and sealed double glazed door leading to;

#### ENTRANCE HALL

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

#### CLOAKROOM

Low level WC and corner sink, radiator, UPVC sealed double glazed window.

#### LOUNGE AREA

15' 9" x 10' 3" (4.80m x 3.12m) Radiator, UPVC sealed double glazed bay window, TV point, archway leading to;

#### DINING AREA

8' 11" x 8' 5" (2.72m x 2.57m) Radiator, UPVC sealed double glazed French doors.





## KITCHEN

10' 5" x 9' 4" (3.17m x 2.84m) Comprising one and a half bowl 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 cooker and four piece gas hob with extractor fan over set in matching hood, tiled splash backs, plumbing for washing machine, UPVC sealed double glazed window, concealed central heating boiler, radiator, door to rear garden.

## CONSERVATORY

14' 9" x 10' 0" (4.50m x 3.05m) UPVC sealed double glazed windows overlooking gardens, sealed double glazed French doors, air con unit.

## FIRST FLOOR LANDING

Access to loft space, airing cupboard, UPVC sealed double glazed window,

## BEDROOM 1

11' 8" x 10' 4" (3.56m x 3.15m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

## BEDROOM 2

10' 6" x 10' 3" (3.20m x 3.12m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

## BEDROOM 3

9' 7" x 8' 6" (2.92m x 2.59m) Radiator, UPVC sealed double glazed window.

## FAMILY BATHROOM

8' 5" x 8' 5" (2.57m x 2.57m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, wall mounted cupboard.

## OUTSIDE

Open plan lawns to front with driveway to side providing parking leading to garage with up and over door, patio and lawn garden to rear enclosed by panelled fencing, gated access to side.

## SERVICES

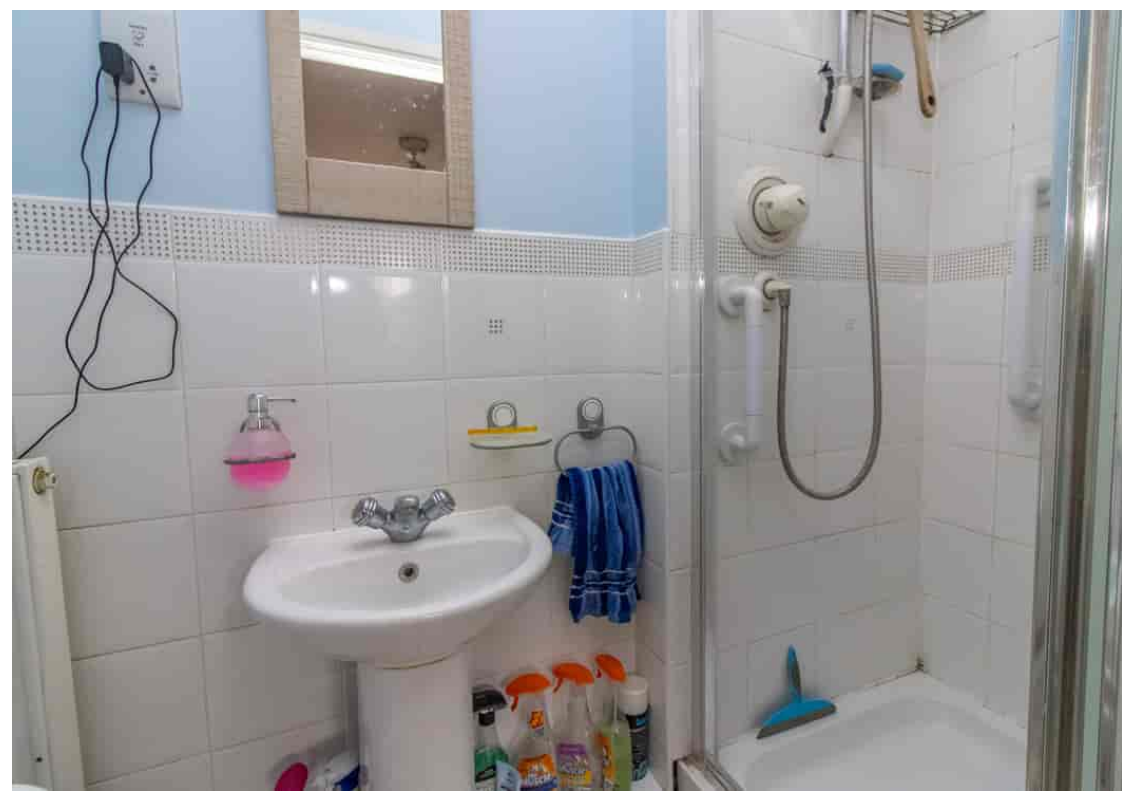
All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property.

## 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**

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### **EPC RATING**

TBC

### **FLOOR PLANS**

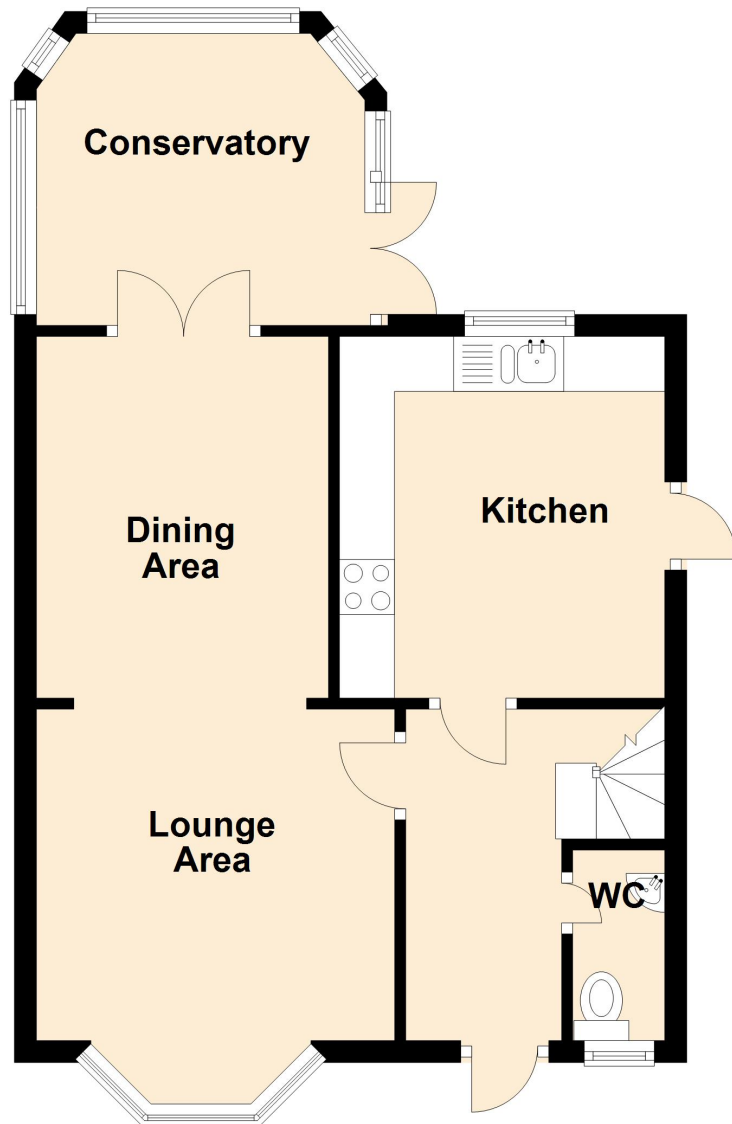
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

### **IMPORTANT INFORMATION**

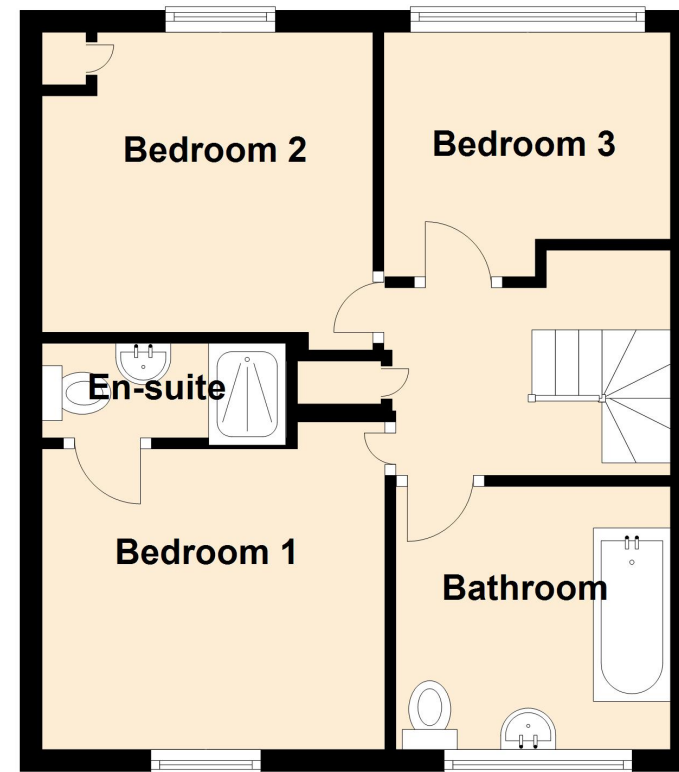
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose



## Ground Floor



## 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

