



7 Malsbury Avenue, Scraftoft, Leicester LE79FQ

MOORE  
& YORK



### Property at a glance:

- Three Storey Town House
- Overlooking Green
- Sought After Development
- Easy Access Local Facilities
- Family Bathroom & En-Suite
- Three Bedrooms
- Ideal Buy For Growing Family
- Parking & Garage

Asking Price £260,000 Freehold



Nicely presented three storey modern town house overlooking green tree lined area in the heart of this sought after residential development offering easy access to all local facilities. The well planned centrally heated and double glazed accommodation briefly comprises entrance hall, lounge, dining area, kitchen area and cloakroom/WC to the ground floor, to the first floor two bedrooms and family bathroom and to the second floor master bedroom with en-suite and stands with well presented gardens to rear with access to parking and garage. This lovely home would ideally suit the young and growing family and we highly recommend a early viewing.

#### DETAILED ACCOMMODATION

Sealed double glazed door leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation, radiator.

#### LOUNGE

15' 11" x 12' 3" (4.85m x 3.73m) Double radiators, UPVC sealed double glazed bay window to front aspect, hardwood panelled under floor heated flooring, TV point.

#### DINING AREA

9' 9" x 8' 1" (2.97m x 2.46m) Double radiator, hardwood panelled under floor heated flooring, UPVC sealed double glazed French doors to rear garden, archway leading to;

#### KITCHEN AREA

9' 7" x 8' 1" (2.92m x 2.46m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over with matching upturn, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood with matching splash back, wine rack, concealed central heating boiler, UPVC sealed double glazed window, tiled splash backs, plumbing for washing machine.





## **CLOAKROOM/WC**

Low level WC and wash hand basin.

## **FIRST FLOOR LANDING**

Enclosed stairwell to second floor, radiator, UPVC sealed double glazed window, airing cupboard.

## **BEDROOM 2**

15' 7" x 8' 8" (4.75m x 2.64m) Radiators, UPVC sealed double glazed window.

## **BEDROOM 3**

10' 1" x 8' 9" (3.07m x 2.67m) Radiator, UPVC sealed double glazed window.

## **FAMILY BATHROOM**

7' 3" x 6' 7" (2.21m x 2.01m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled floor,radiator.

## **SECOND FLOOR**

### **MASTER BEDROOM**

15' 7" x 12' 10" (4.75m x 3.91m) Built in wardrobes, radiator, UPVC sealed double glazed window

### **EN-SUITE SHOWER ROOM**

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

## **OUTSIDE**

Patio and lawn garden to rear with evergreen borders with gated access leading to parking and garage with power and light. Small evergreen garden to front.

## **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**

Harborough C

## **EPC RATING**

C

## **FLOOR PLANS**

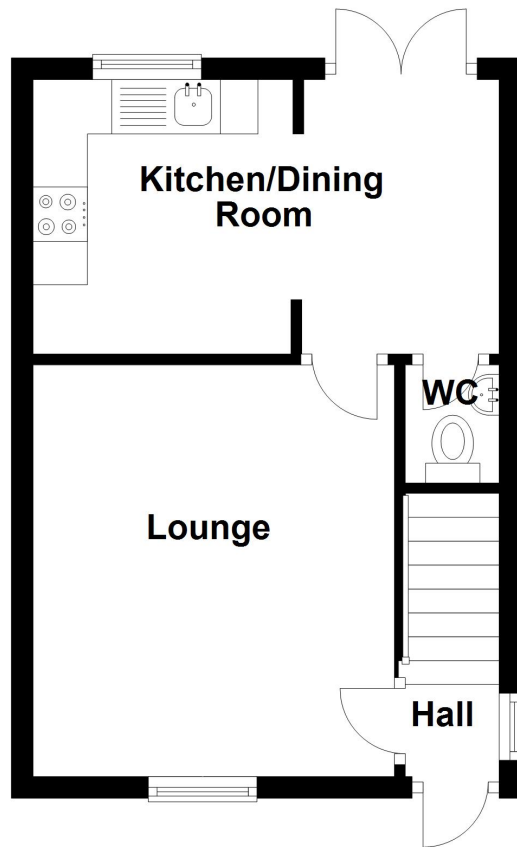
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

## **IMPORTANT INFORMATION**

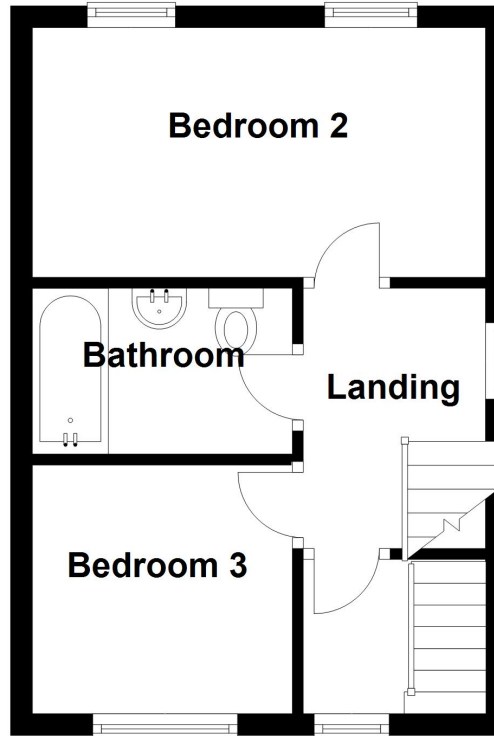
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose



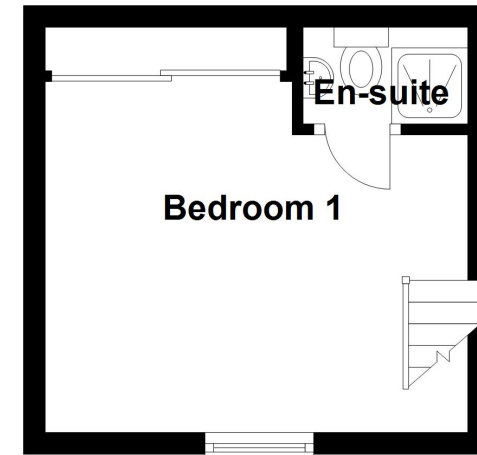
## Ground Floor



## First Floor



## Second 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

