



1 Wilmington Court, Glebe Road, Leicester LE22LD

MOORE
& YORK



Property at a glance:

- Individually Designed Detached Family Residence
- Highly Sought After Location Overlooking Botanical Gardens
- Excellent Development Potential (STP)
- Lounge, Dining Room & Kitchen/Breakfast Room
- Three Double Bedrooms
- Four Piece En-Suite & Four Piece Bathroom
- Lovely Gardens & Triple Garaging
- Viewing Essential

Asking Price £575,000 Freehold



Individually designed detached family home located set back from this highly sought after tree lined road overlooking the beautiful Botanical Gardens situated in this prime location on the Stoneygate/Oadby border. This lovely home offers great potential for further development(STP) and the centrally heated and double glazed accommodation comprises to the ground floor, reception hall, cloakroom/WC, kitchen/breakfast room, dining room, spacious inner hallway with feature galleried stairwell, lounge, conservatory running along the rear of the property and workshop and to the first floor master bedroom with four piece en-suite bathroom with access to balcony to front aspect, two further double bedrooms and family four piece bathroom. The property is set in lovely gardens comprising large open plan lawns to front with side driveway providing ample parking leading to garage and to the rear patio area and formal shaped lawns with well stocked evergreen and floral beds with pathway leading to access to further double garage. Rarely do properties become available in this highly sought after location and we therefor recommend a early viewing.

DETAILED ACCOMMODATION

Sealed double glazed door with matching glazed side panel leading to;

RECEPTION HALL

Radiator.

CLOAKROOM/WC

Low level WC and pedestal wash hand basin, radiator,

DINING ROOM

12' 1" x 9' 10" (3.68m x 3.00m) Built in wardrobe, radiator, door to conservatory (this room has previously been used as a fourth bedroom)



KITCHEN/BREAKFAST ROOM

15' 3" x 13' 0" (4.65m x 3.96m) Fitted in a range of units comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, central Island with inset four piece gas hob and drawers under, built in oven, grill and microwave, fridge/freezer space, plumbing for washing machine, breakfast bar, radiator, tiled flooring, UPVC sealed double glazed French doors leading to;

CONSERVATORY

26' 5" x 6' 0" (8.05m x 1.83m) Sealed double glazed picture windows overlooking gardens with central matching sliding doors, tiled flooring.





WORKSHOP

13' 4" x 10' 4" (4.06m x 3.15m) Dual aspect UPVC sealed double glazed window, radiator, private door leading to garage.

INNER HALLWAY

15' 2" x 12' 3" (4.62m x 3.73m) Feature galleried stairwell leading to first floor accommodation, high ceiling, picture display glazing, under stairs cupboard, radiator, UPVC sealed double glazed window.

LOUNGE

Dual aspect UPVC sealed double glazed windows, vaulted ceiling, coal effect gas fire set on raised mantle with matching side plinth, radiators, picture display glazing.

FIRST FLOOR

Feature galleried landing, radiator

MAIN LANDING

Built in cupboard housing central heating boiler, airing cupboard, radiator.

BEDROOM 1

14' 0" x 10' 6" (4.27m x 3.20m) Radiator, fitted wardrobes, UPVC sealed double glazed door leading to balcony area, UPVC sealed double glazed window.

EN-SUITE BATHROOM

10' 5" x 7' 9" (3.17m x 2.36m) Four piece suite comprising paneled bath, pedestal wash hand basin, bidet and low level WC, work surface, tiled splash backs, UPVC sealed double glazed window, radiator.

BEDROOM 2

11' 6" x 10' 4" (3.51m x 3.15m) Access to loft space with pull down ladder, radiator, UPVC sealed double glazed window.

BEDROOM 3

12' 1" x 8' 1" (3.68m x 2.46m) Radiator, UPVC sealed double glazed window, built in wardrobes.

FAMILY BATHROOM

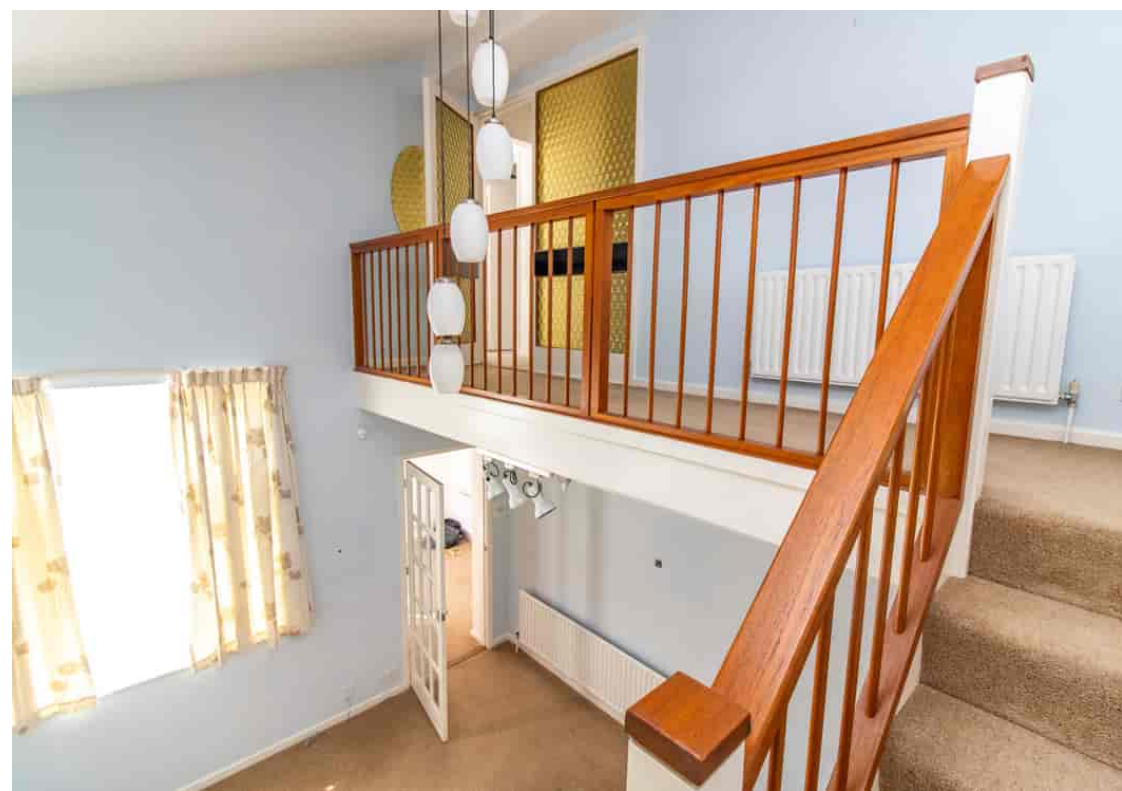
8' 3" x 6' 6" (2.51m x 1.98m) Four piece suite comprising tiled shower cubicle, paneled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, airing cupboard.

OUTSIDE

The property stands on a good sized plot set back from the road comprising open plan lawns to front with side driveway providing ample parking leading to side garage with up and over door. Patio seating area to rear leading to formal shaped lawns with well stock evergreen and floral beds and borders, pathway leading to private door to further double garage (19' X 15'9") with power and light and electrically operated up and over door.









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, 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

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.

TENURE

Freehold

COUNCIL TAX BAND

Oadby & Wigston F

EPC RATING

TBC

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

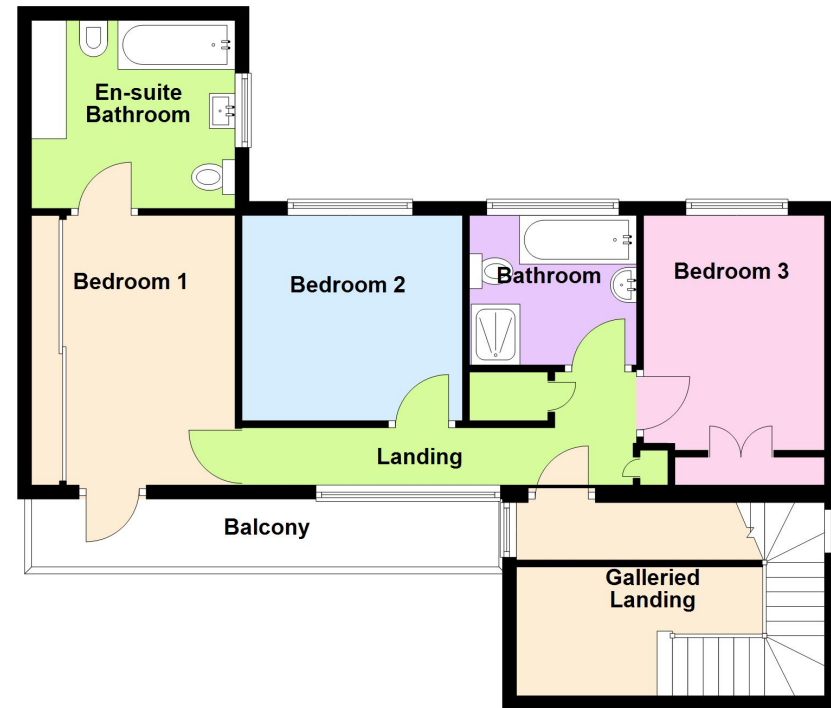




Ground Floor



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

