



33 Harrison Close, Anstey, Leicester LE77UD

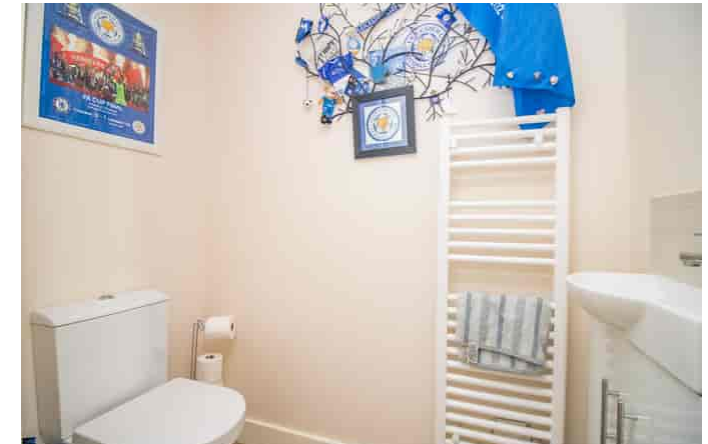
MOORE  
& YORK



### Property at a glance:

- Executive Detached Family Home
- Four Double Bedrooms
- En Suite & Family Bathroom
- Lounge & Open Plan Kitchen/Dining Room
- Study & Utility area
- Sought After Residential Development
- Ideal Family Home
- Easy Access Beautiful Countryside
- Modern Four Camera CCTV System

Asking Price £450,000 Freehold



Executive modern four double bedroom detached family home situated in the heart of this sought after select residential development offering easy access local facilities and within a short drive of the Western Park junction offering excellent transport link, and the beautiful countryside surrounding Bradgate Park. The property benefits from a Four camera CCTV system and solar panels and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, study, lounge and open plan living area incorporating a kitchen area with integrated appliance and a spacious dining area overlooking gardens and utility room and to the first floor galleried landing, master bedroom with dressing area and en-suite, three further double bedrooms and family bathroom and stands with gardens to front and rear with driveway to side providing ample parking leading garage with electrically operated roller door. This lovely home would ideally suit the growing family and we highly

#### DETAILED ACCOMMODATION

Composite sealed double glazed door leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, under stairs cupboard.

#### CLOAKROOM/WC

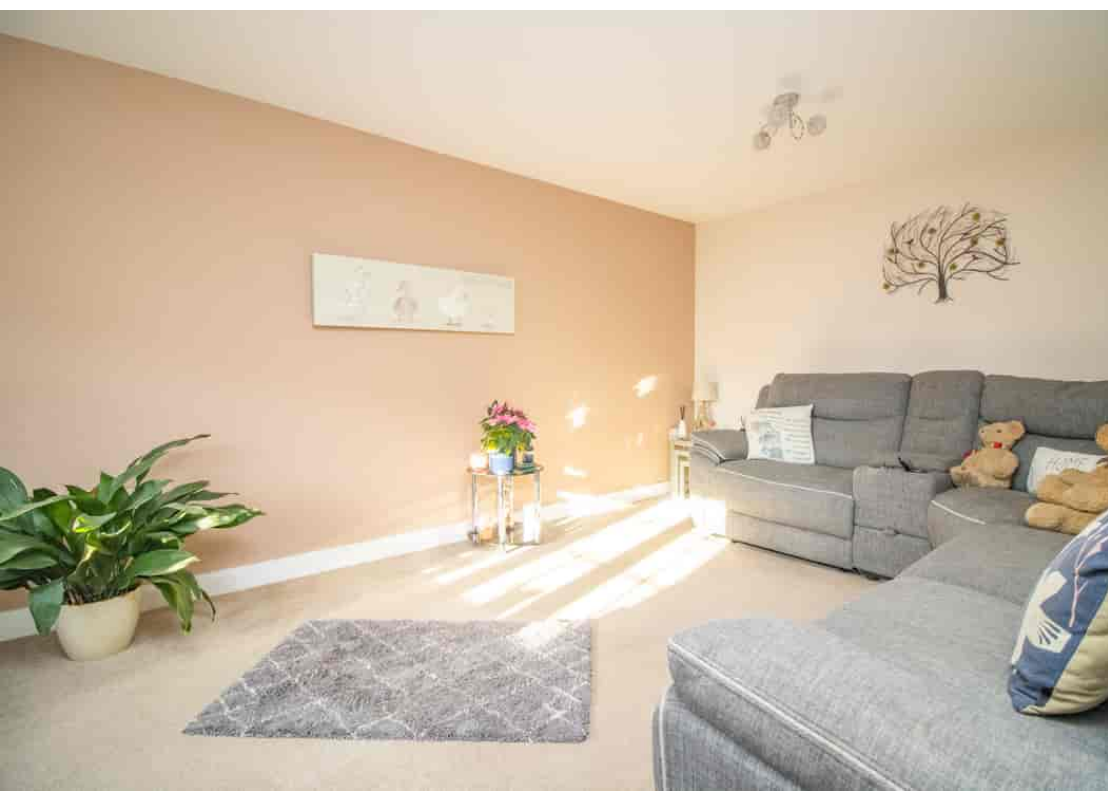
Low level WC and wash hand basin, radiator.

#### STUDY

8' 10" x 6' 10" (2.69m x 2.08m) Radiator, Georgian style UPVC sealed double glazed window.

#### LOUNGE

17' 2" x 11' 0" (5.23m x 3.35m) Double radiator, Dual aspect Georgian style UPVC sealed double glazed windows, TV point.





## KITCHEN/DINING/LIVING ROOM

26' 11" x 14' 11" (8.20m x 4.55m) Well fitted kitchen area comprising single drainer sink unit with mixer tap over, matching range of base units with Butcher block style work surfaces over with matching upturn, drawers and cupboards under, complementary wall mounted eye level cupboards, built in double oven/microwave and four piece ceramic hob with extractor fan over and easy wipe splash back, integrated fridge/freezer and dishwasher. Spacious living/dining area with radiator and square bay with UPVC sealed double glazed windows and French doors to rear garden.

## UTILITY ROOM

5' 8" x 5' 3" (1.73m x 1.60m) Butcher block style work surface with utility space under with plumbing for washing machine and tumble dryer space, radiator, wall mounted eye level cupboards, concealed central heating boiler, door to side aspect.

## FIRST FLOOR

## GALLIERED LANDING

Access to loft space with pull down ladder, boiler cupboard, UPVC sealed double glazed window, radiator.

## MASTER BEDROOM

11' 11" x 10' 2" (3.63m x 3.10m) Radiator, Georgian style UPVC sealed double glazed bow window, open plan aspect to dressing area with built in wardrobes.

## EN-SUITE

7' 7" x 4' 8" (2.31m x 1.42m) Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, tiled flooring, UPVC sealed double glazed window.

## BEDROOM 2

10' 11" x 8' 10" (3.33m x 2.69m) Radiator, UPVC sealed double glazed window, built in wardrobes.

## BEDROOM 3

9' 5" x 8' 8" (2.87m x 2.64m) Radiator, Georgian style UPVC sealed double glazed window, built in wardrobes.

## BEDROOM 4

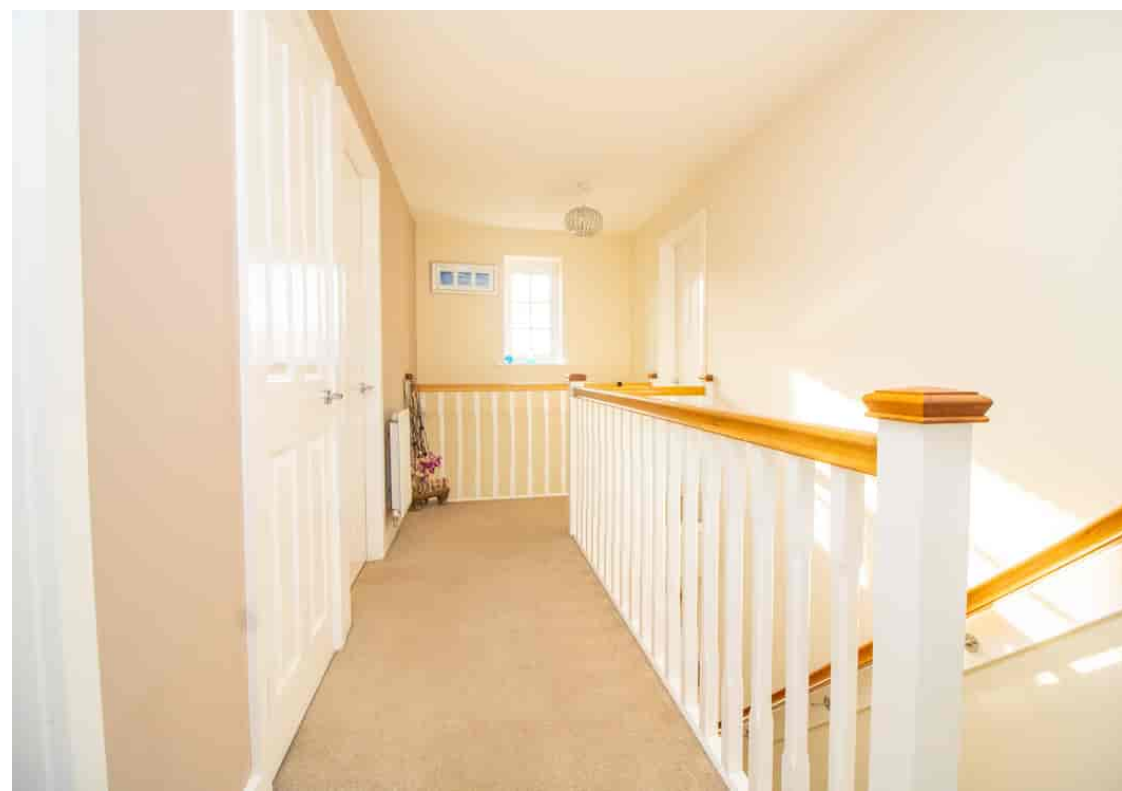
9' 11" x 9' 8" (3.02m x 2.95m) Radiator, UPVC sealed double glazed window, built in wardrobes.

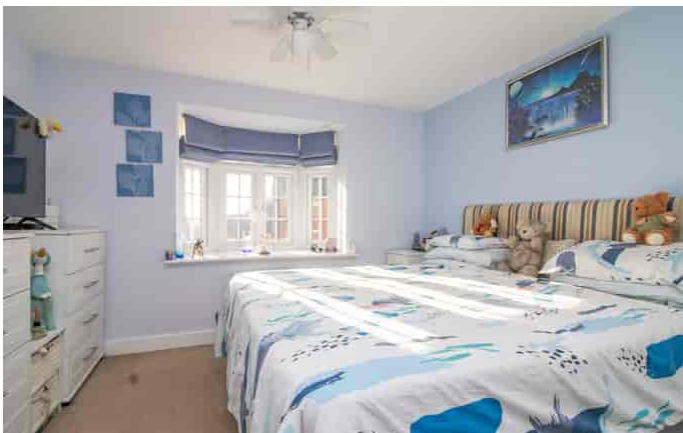
## FAMILY BATHROOM

8' 9" x 6' 5" (2.67m x 1.96m) Four piece suite comprising paneled bath with shower attachment over, tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window, tiled flooring.









## **OUTSIDE**

Patio area to rear with steps leading to raised lawns with sleeper border, large fish pond, gated access to side. Lawn and evergreen bed border to front and side driveway providing ample parking leading to garage with electrically operated roller 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.











## 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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the 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

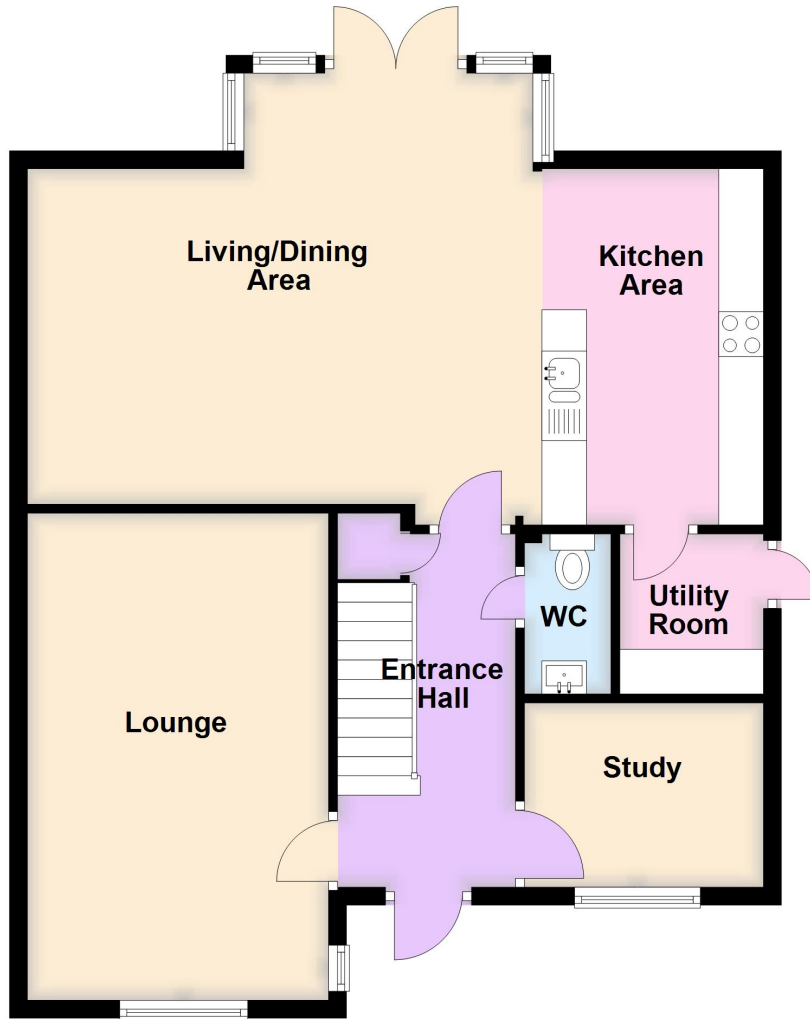
Charnwood F

## EPC RATING

C

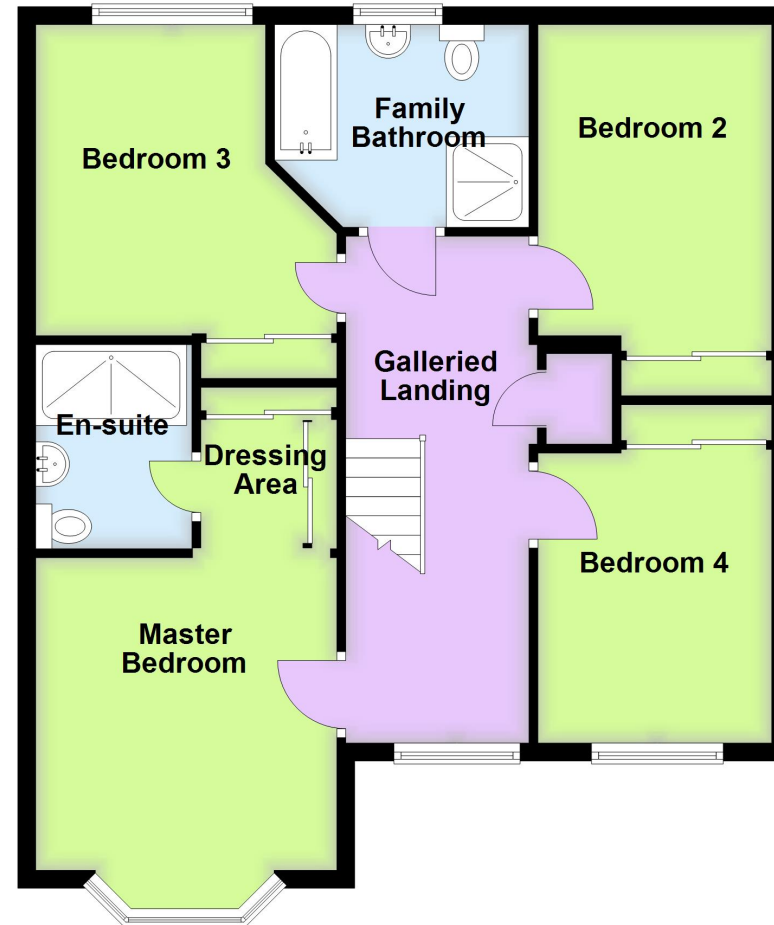
## Ground Floor

Approx. 73.9 sq. metres (795.1 sq. feet)



## First Floor

Approx. 71.2 sq. metres (766.5 sq. feet)



Total area: approx. 145.1 sq. metres (1561.6 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

