



31 Duncan Road, Leicester LE28EG

MOORE
& YORK



Property at a glance:

- Fabulous Bay Window Villa Style Home
- Excellent Order Throughout
- Two Double Bedrooms and Loft Room
- Luxury Four Piece Bathroom
- Lounge, Dining Room & Kitchen/Breakfast Room
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- View Essential
- Ample Block Paved Parking & Newly Built Detached Garage

Guide Price £235,000 Freehold



Beautifully presented extended bay window Villa style terraced home ideally located within easy access of local facilities and within a short drive of the popular Fosse park Retails Centre, the M1/M69 road junction offering excellent transport links and the Leicester City Centre. The property has been improved with great care and attention by the present owners to provide well appointed and presented accommodation throughout which briefly comprises to the ground floor dining room, lounge, extended kitchen/breakfast room with an extensive range of soft close units and integrated appliances and to the first floor two further double bedrooms and luxury four piece family bathroom and a further fully converted centrally heated loft room with elevated views. This lovely home stands with gardens to rear leading to block paved parking and newly constructed detached garage. Rarely do properties of this style and calibre come to the market and an internal viewing is

DETAILED ACCOMMODATION

Sealed double leaded light stained glazed door leading to;

DINING ROOM

13' 6" x 11' 1" (4.11m x 3.38m) Radiator, UPVC sealed double glazed bay window to front aspect, feature ornate coving, stone effect gas fire set in display surround, stripped door.

LOUNGE

12' 2" x 11' 2" (3.71m x 3.40m) Enclosed stairwell leading to first floor accommodation, display exposed brick recess to chimney breast with Quarry tiled base, TV point, UPVC sealed double glazed window, stripped doors, radiator.



KITCHEN/BREAKFAST ROOM

25' 9" x 6' 6" (7.85m x 1.98m) Well fitted in an extensive range of soft close units comprising single drainer sink unit with cupboards under, matching range of base units with work surfaces over, deep drawers and cupboards under, complementary wall mounted eye level cupboards, curved base unit, built in oven, plate heater and microwave., four piece ceramic induction hob with extractor fan over set in stainless steel hood, white rectangle tiled splash backs, breakfast bar, plumbing for washing machine and dishwasher, fridge/freezer space, designer vertical radiator, tiled flooring, flat skylight to ceiling, vertical designer radiator, UPVC sealed double glazed window, UPVC sealed double glazed French door to rear garden, tall UPVC picture window, spotlights.





FIRST FLOOR LANDING

Radiator, picture rail, glazed natural light window to ceiling.

BEDROOM 1

13' 10" x 11' 8" (4.22m x 3.56m) 13' 1" x 11' 8" (3.99m x 3.56m) Fitted alcove wardrobes, radiator, cast iron fire surround, half wall display paneling, UPVC sealed double glazed bay window, spot lights, wood paneled flooring.

BEDROOM 2

12' 2" x 9' 8" (3.71m x 2.95m) Radiator, cast iron fire surround, UPVC sealed double glazed window, enclosed stairwell leading to loft room

BATHROOM

12' 9" x 6' 5" (3.89m x 1.96m) Luxury four piece suite comprising tiled shower cubicle, his and hers sink unit, soaker bath with shower attachment and low level WC, airing cupboard housing newly fitted Worcester boiler, UPVC sealed double glazed window, designer vertical radiator/towel rail. mosaic style and large tiled splash backs, wall mounted cupboards.

LOFT ROOM

20' 0" x 11' 4" (6.10m x 3.45m) Sealed double glazed Velux windows with open aspect views, eaves storage, double radiator, ample headroom.

OUTSIDE

Graveled garden to front with dwarf wall frontage Patio and lawns to rear with pathway leading to gate access to new block paved parking and newly built detached garage with power and light and electrically operated roller door and EV charger.

SERVICES

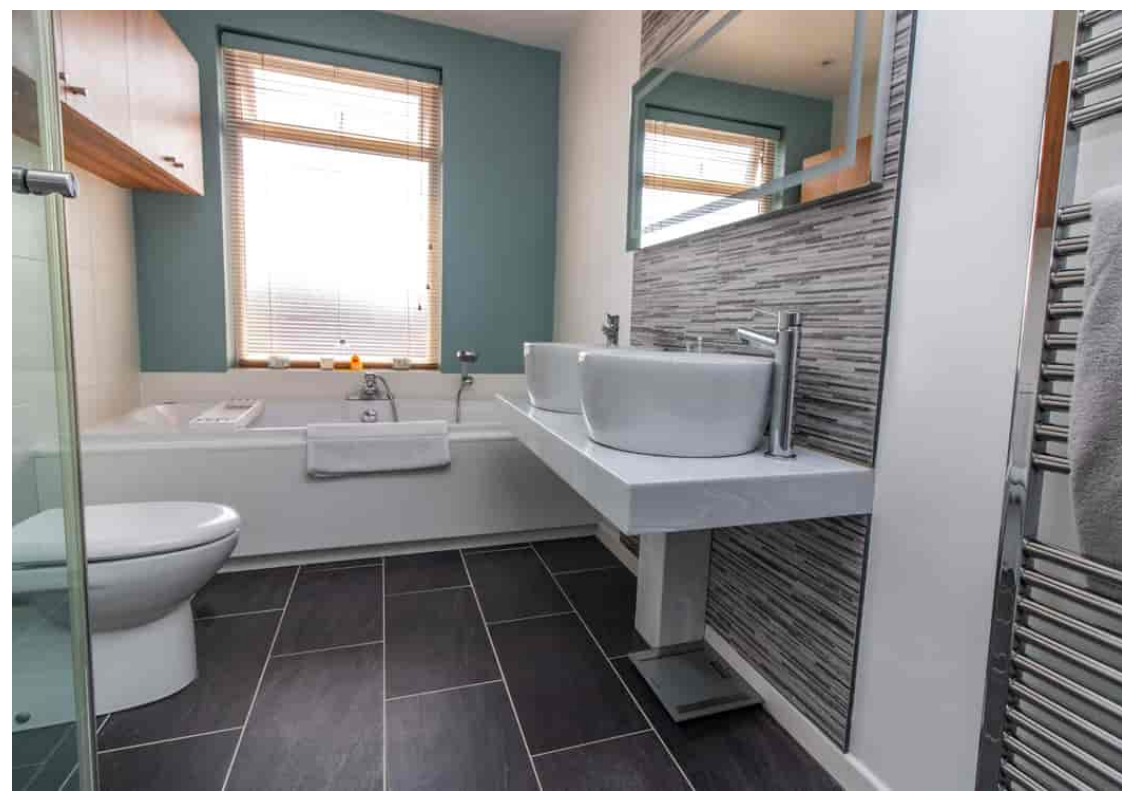
All main services are understood to be available. Central heating is gas-fired with new Worcester boiler, electric power points are fitted throughout the property. and windows are double-glazed.

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

Leicester City A

EPC RATING

TBC

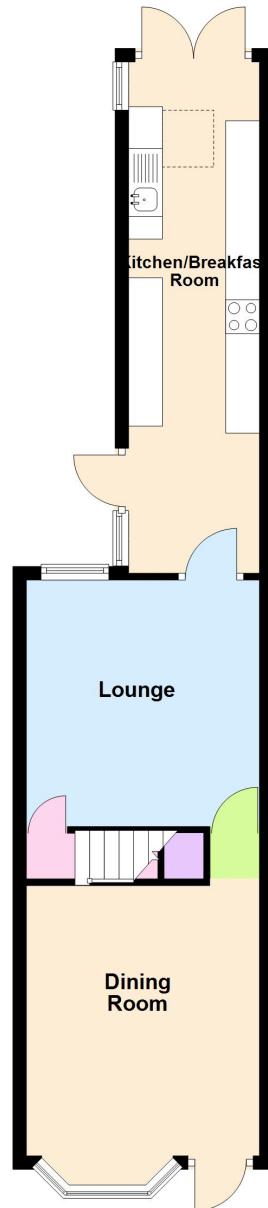
IMPORTANT INFORMATION

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.

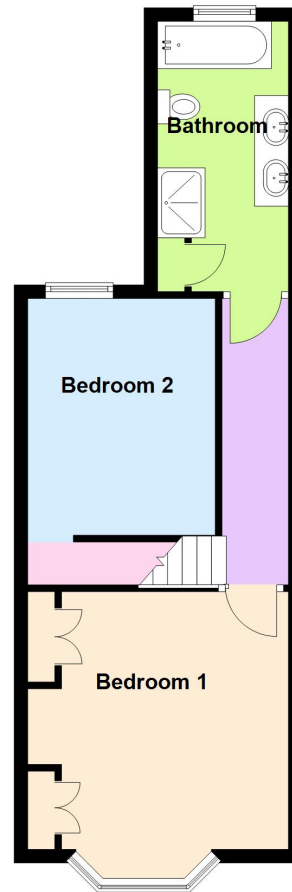




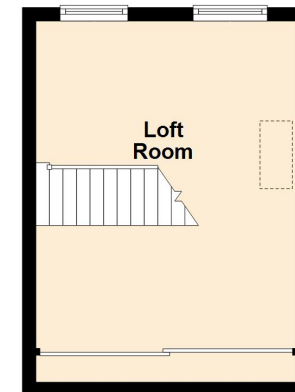
Ground Floor



First Floor



Loft



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

