



20 Stancliff Road, Leicester LE49HP

MOORE
& YORK



Property at a glance:

- Detached Bungalow
- Newly Fitted Bathroom & Kitchen
- Lounge & Conservatory
- Parking & Garage
- Two double bedrooms
- Close Proximity Local Amenities
- Gas Central Heating & D\G
- No Onward Chain
- Planning Consent For Extension

Asking Price £270,000 Freehold



Detached bungalow, with planning permission for extension for two further bedrooms and bathroom, being sold with no upward chain ideally located within easy access of local facilities and within a short drive of the popular Thurmaston Retail Park, Syston Town Centre and the Western Bypass offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises entrance porch, entrance hall, lounge, kitchen with newly fitted units, conservatory, two double bedrooms and nicely fitted modern bathroom. The property stands with easily maintainable garden to front and rear with side parking leading to car port and garage and we highly recommend an early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door to;

ENTRANCE PORCH

UPVC sealed double glazed window, hardwood and glazed door to;

ENTRANCE HALL

Radiator.

LOUNGE/DINING ROOM

19' 0" x 10' 0" (5.79m x 3.05m) Display fire, radiator, UPVC sealed double glazed French doors to rear garden.



KITCHEN

10' 7" x 7' 7" (3.23m x 2.31m) Newly fitted soft close units comprising sink unit with cupboards under, matching base units with butcher block style work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob, concealed central heating boiler, UPVC sealed double glazed window, door to side aspect.

CONSERVATORY

11' 10" x 9' 6" (3.61m x 2.90m) UPVC sealed double glazed windows and door to gardens, radiator.





BEDROOM 1

14' 1" x 9' 2" (4.29m x 2.79m) Radiator, UPVC sealed double glazed window, UPVC sealed double glazed French doors.

BEDROOM 2

11' 3" x 9' 6" (3.43m x 2.90m) Radiator, UPVC sealed double glazed window.

BATHROOM

6' 11" x 5' 7" (2.11m x 1.70m) Newly fitted three piece suite comprising comprising paneled bath with shower over, vanity sink unit and low level WC, heated towel rail, tiled throughout, UPVC sealed double glazed window.

OUTSIDE

Easily maintainable block paved gardens to front and rear, double gated access to side leading to car port and detached garage.

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.

MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

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

EPC RATING

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COUNCIL TAX BAND

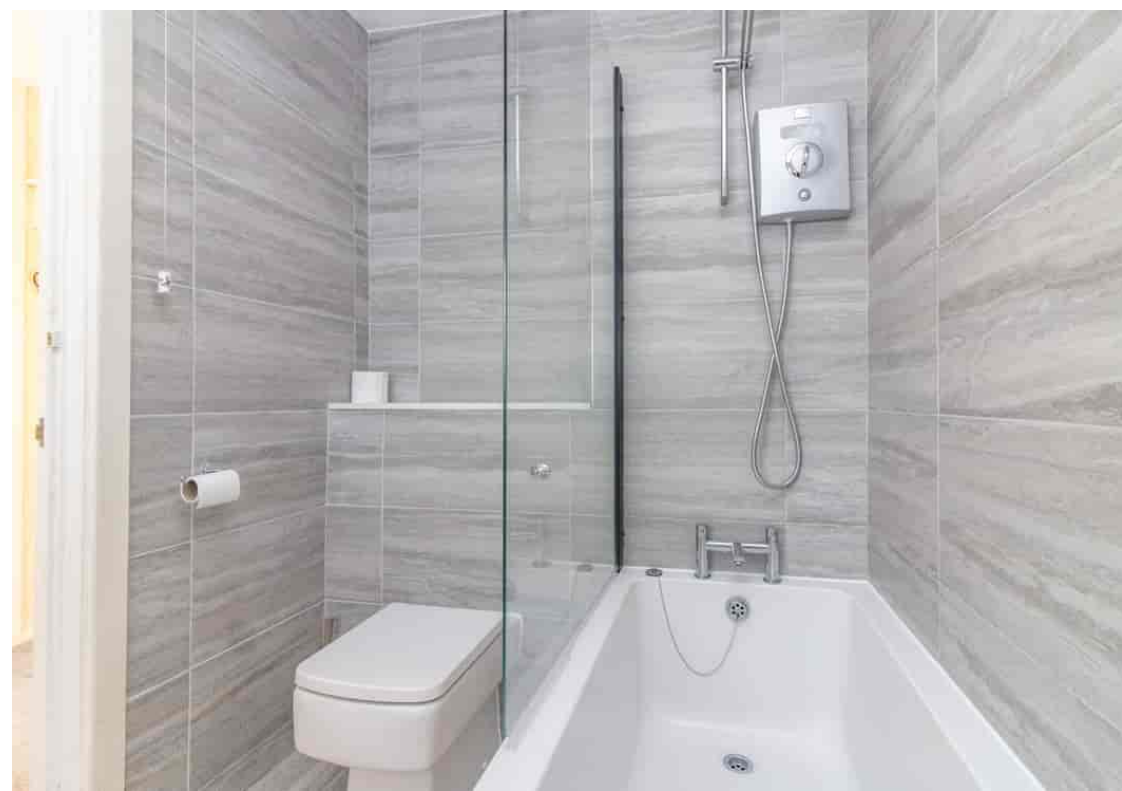
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IMPORTANT INFORMATION

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.

PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.



Ground 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

