



22 Riverside Drive, Leicester LE28LG

MOORE
& YORK



Property at a glance:

- Well Appointed & Presented Home
- Three Bedrooms
- Gas Central Heating & D\G
- Ample Parking & Garage
- Sought After Cul-de-Sac Location
- Easy Access To Local Facilities
- Well Fitted Kitchen
- Viewing Essential

£285,000 Freehold



Beautifully presented modern three bedroom semi detached home situated in this popular cul-de-sac location in the heart of the sought after suburb of Old Aylestone which offers a good selection of local amenities and is within a short drive of the Fosse Park retail centre and the M1/M69 road junction. The well planned double glazed and centrally heated accommodation briefly comprises to the ground floor entrance hall, lounge, dining area, conservatory and kitchen and to the first floor three bedrooms and bathroom. This lovely home stands with gardens to front and rear with ample parking and detached garage. The property will ideally suit the young and growing family.

DETAILED ACCOMMODATION

UPVC sealed double glazed stained door leading to;

ENTRANCE HALL

Covered radiator, UPVC sealed double glazed window, stairs leading to first floor accommodation.

LOUNGE

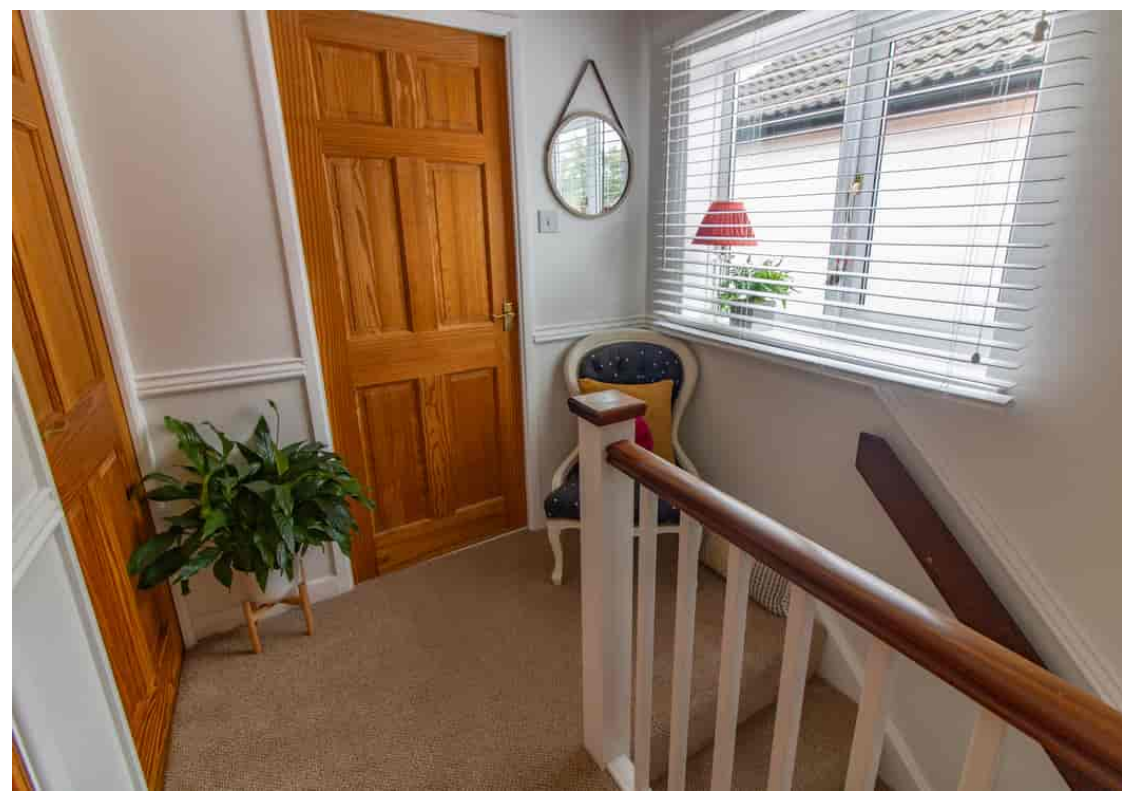
13' 7" x 13' 6" (4.14m x 4.11m) UPVC sealed double glazed square bay window to front aspect, TV point, real flame effect gas fire set in display surround, under stairs cupboard, archway leading to;

DINING AREA

9' 9" x 8' 3" (2.97m x 2.51m) Radiator, sealed double glazed sliding patio door leading to;

CONSERVATORY

9' 7" x 8' 8" (2.92m x 2.64m) Tiled floor, UPVC sealed double glazed windows overlooking garden, french doors to rear aspect.





KITCHEN

9' 4" x 8' 1" (2.84m x 2.46m) Comprising Belfast sink with cupboard under and mixer tap over, matching range of base units with butcher block work surface over, drawers and cupboards under, complimentary wall mounted eye level cupboard, glazed display cabinet, built in cooker and four piece gas hob with extractor fan over set in stainless steel hood, tiled splash backs, plate rack, radiator.

FIRST FLOOR LANDING

UPVC sealed double glazed window, access to loft space, shelved airing cupboard.

BEDROOM 1

13' 3" x 9' 7" (4.04m x 2.92m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

BEDROOM 2

10' 4" x 9' 5" (3.15m x 2.87m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

BEDROOM 3

8' 5" x 7' 0" (2.57m x 2.13m) Radiator, UPVC sealed double glazed window.

BATHROOM

7' 5" x 5' 4" (2.26m x 1.63m) Three piece suite comprising panelled bath with shower over, vanity sink unit and low level WC. tiled throughout, UPVC sealed double glazed window.

OUTSIDE

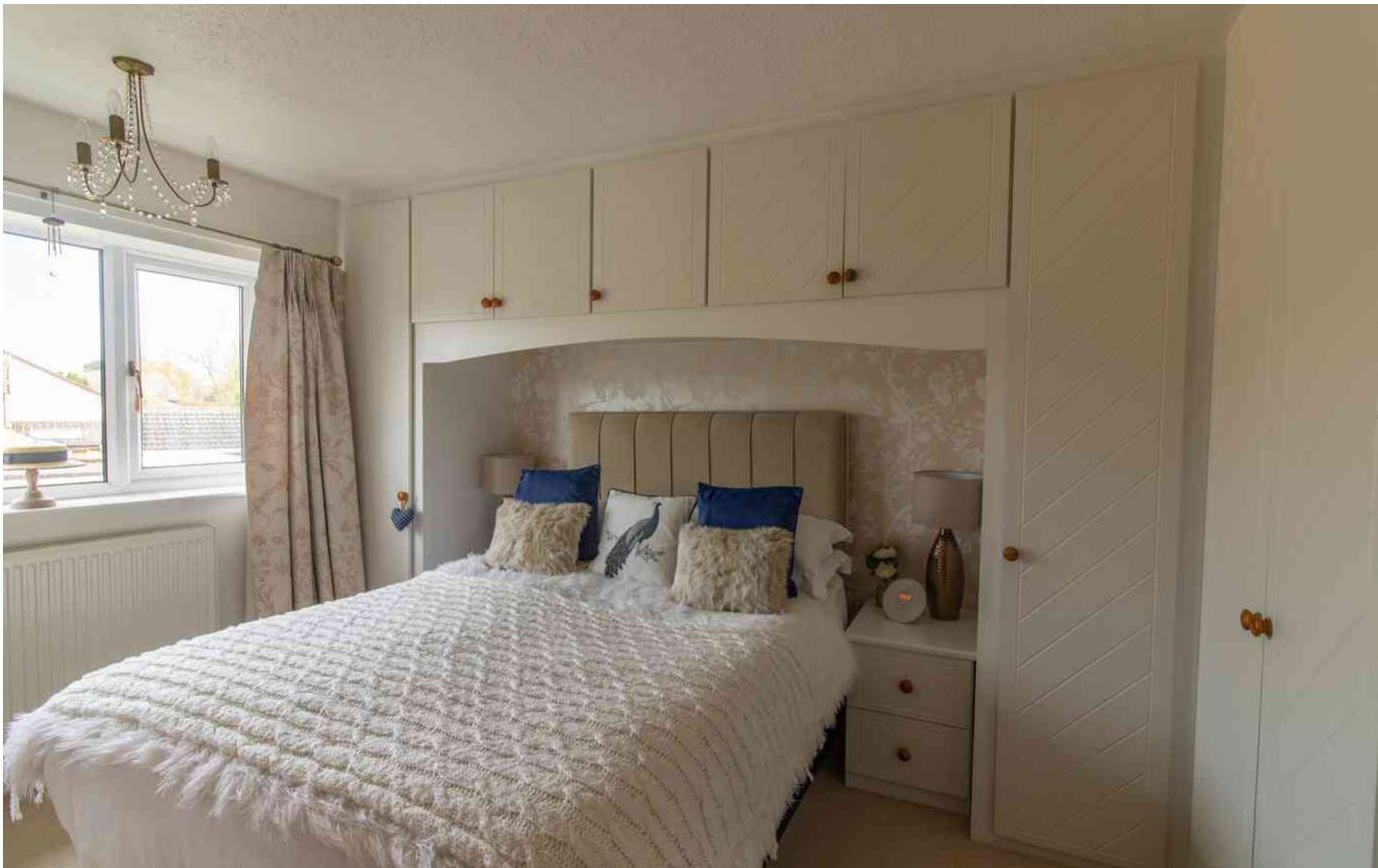
Tarmac driveway to front providing parking leading to ornamental gated access to further parking and detached garage with up and over door. Open plan lawns to front with evergreen frontage, block paved patio and lawns to rear with rear seating area, evergreen borders.

SERVICES

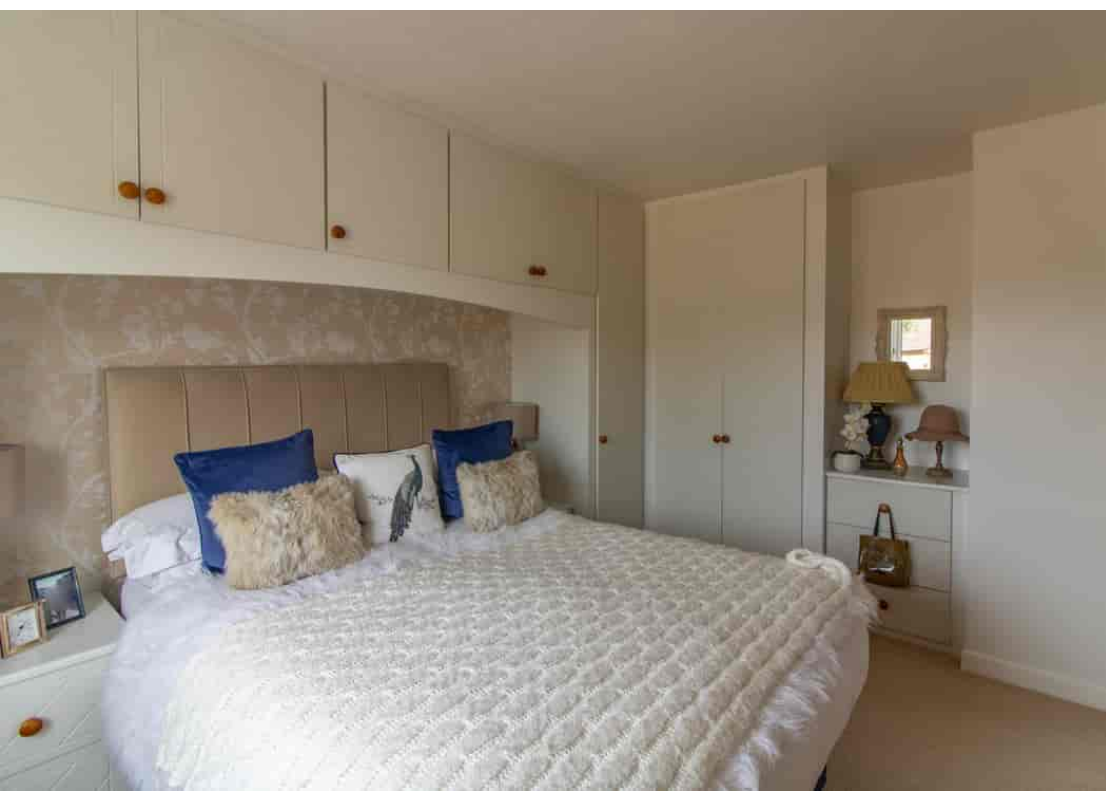
All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units.

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

Leicester C

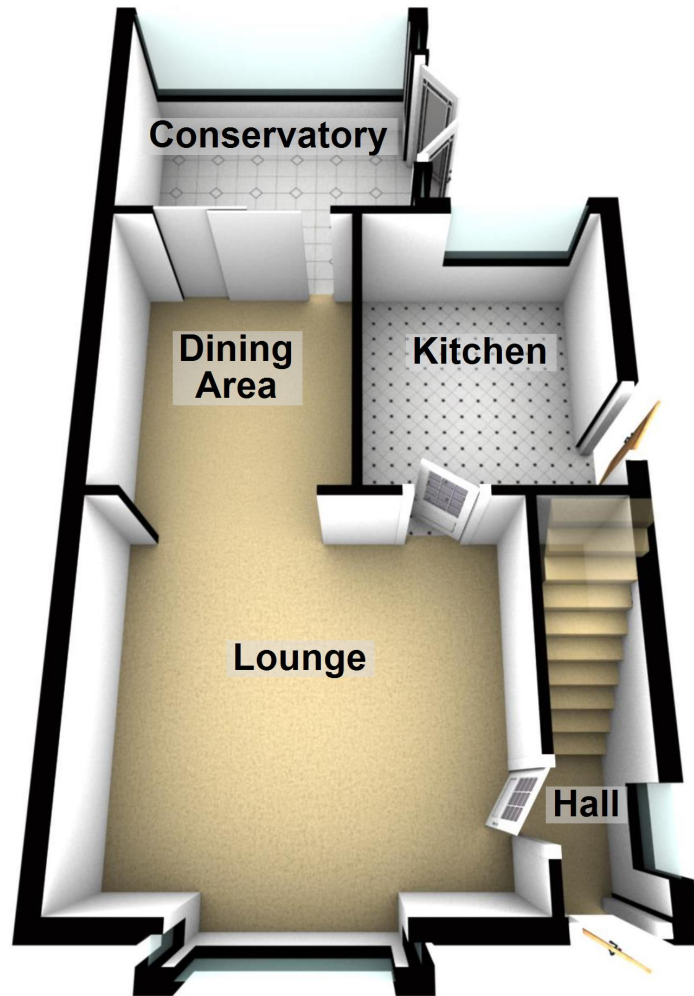
FLOOR PLANS

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. 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.

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

