



305 Uppingham Road, Leicester LE54DN

MOORE
& YORK



Property at a glance:

- Established Semi Detached Home
- Four Double Bedrooms
- Gas Central Heating & D\G
- Ample Parking & Garage
- Ideal Family Home
- Walking Distance Local Facilities
- Kitchen & Utility Room/WC
- Popular Location
- Viewing Essential

£380,000 Freehold



Established four double bedroom semi detached home situated in the heart of the sought after suburb of Humberstone offering a great selection of shopping, schooling and leisure facilities. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, lounge, inner lobby, dining room, kitchen with integrated appliances and utility room/WC and to the first floor four bedrooms and four piece family bathroom and stands with parking to front leading to side garage, and patio and lawn garden to rear ideally suited for further development(STP) The property would ideally suit the young and growing family and we highly recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to:

ENTRANCE PORCH

Hardwood and glazed door leading to:

LOUNGE

14' 10" x 14' 7" (4.52m x 4.45m) UPVC leaded light sealed double glazed bay window to front aspect, TV point, feature solid fuel burner set in chimney breast recess.

INNER HALLWAY

Radiator, stairs leading to first floor accommodation, private door to garage.

DINING ROOM

16' 3" max x 18' 5" (4.95m x 5.61m) Double radiator, UPVC sealed double glazed patio door to rear garden.

KITCHEN

13' 1" x 6' 0" (3.99m x 1.83m) Comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven/grill and four piece gas burner, UPVC sealed double glazed window and door to rear aspect. tiled floor.





UTILITY ROOM/WC

7' 1" x 6' 0" (2.16m x 1.83m) Wall mounted eye level cupboard, plumbing for washing machine, UPVC sealed double glazed window, low level WC.

FIRST FLOOR LANDING

Shelved recess, access to loft space.

BEDROOM 1

12' 0" x 11' 0" (3.66m x 3.35m) Double radiator, UPVC sealed double glazed french doors overlooking rear garden.

BEDROOM 2

14' 7" x 12' 6" (4.45m x 3.81m) Double radiator, Leaded light UPVC sealed double glazed window.

BEDROOM 3

12' 0" x 7' 0" (3.66m x 2.13m) Double radiator, Leaded light UPVC sealed double glazed window.

BEDROOM 4

9' 10" x 8' 3" (3.00m x 2.51m) Radiator, Leaded light UPVC sealed double glazed window.

BATHROOM

8' 4" x 8' 4" (2.54m x 2.54m) Four piece bathroom comprising tiled shower cubicle, paqnelled bath, pedestal wash hand basin and low level WC, radiator, tiled splash back, UPVC sealed double glazed window.

OUTSIDE

Gravelled off road parking to front leading to side garage housing central heating boiler with up and over door, flagstone patio and lawn garden to rear.

SERVICES

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

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

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.

TENURE

Freehold







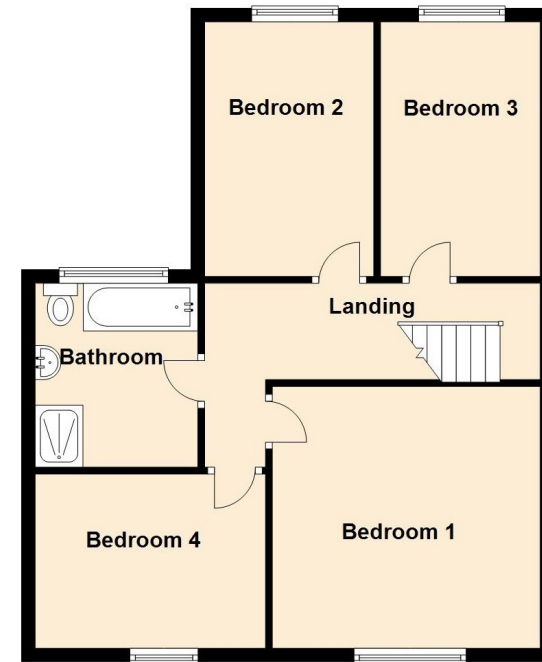
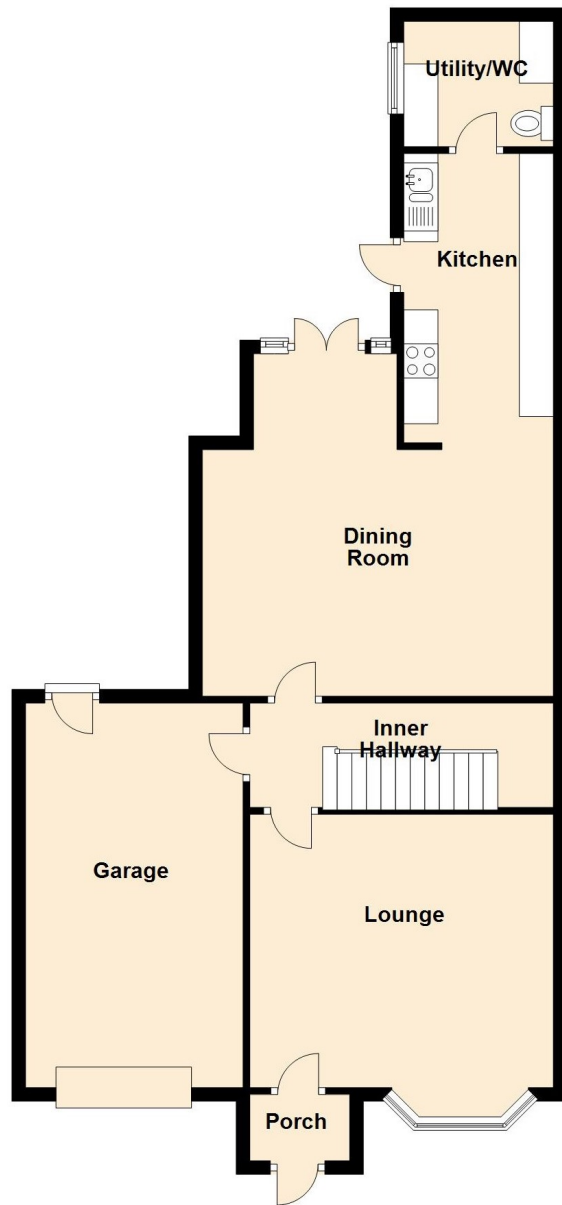


COUNCIL TAX BAND

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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 with the relevant office if you would like to view a copy.



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

