



7 Balmoral Close, Leicester LE23PZ

MOORE  
& YORK





### Property at a glance:

- Executive Five/Six Bed Detached Family Home
- Exclusive Tree Lined Cul-De-Sac Location
- Delightful Mature Plot Approaching 1/3 Acre
- Lounge, Conservatory, Dining Room & Study
- Kitchen/Breakfast Room, Utility & Sitting Room
- Five Piece En-Suite & Family Bathroom
- Ample Parking & Double Garage
- No Onward Chain
- Sought After Location

**Guide Price £965,000 Freehold**



Executive detached five/six bedroom family home situated on this exclusive tree lined leafy cul-de-sac standing on a delightful mature plot extending to 1/3 acre. This fabulous home is located in the heart of the highly popular suburb of Knighton, and built by the highly regarded Bryant Homes. The centrally heated and double glazed accommodation briefly comprises to the ground floor; reception hall, cloakroom/WC, lounge, dining room, conservatory, study, kitchen/breakfast room, snug/sitting room, utility room and further cloakroom/WC and to the first floor galleried landing, master bedrooms with dressing area and five piece en-suite, four further bedrooms and five piece family bathroom. The gardens approaching a 1/3 acre are beautifully presented comprising to the rear large patio seating area, further side patio and decking seating areas, and formal shaped lawns with well stocked evergreen and floral borders and beds with further inset mature trees which extend to both sides and front with double driveway leading to detached double garage. Rarely do properties of this style and location become available for sale and we therefore recommend an early viewing.

### DETAILED ACCOMMODATION

Sealed double glazed leaded light stained glazed door set in exposed brick storm porch recess with quarry tile base leading to;

#### RECEPTION HALL

Stairs leading to first floor accommodation, radiator, cloaks cupboard.

#### CLOAKROOM/WC

Low Level WC and wash hand basin, tiled flooring, sealed double glazed window, tiled splash back.



### LOUNGE

26' 5" x 11' 8" (8.05m x 3.56m) Sealed double glazed bay window to front aspect, TV point, open fire set in feature cast iron, patterned tiled and carved hardwood display surround, radiator, double doors to dining room, sealed double glazed French door leading to;

### CONSERVATORY

13' 0" x 12' 0" (3.96m x 3.66m) Electric solid fuel effect burner, UPVC sealed double glazed windows overlooking gardens, French doors to garden, tiled flooring, coal effect miniature fire.

### DINING ROOM

12' 9" x 10' 7" (3.89m x 3.23m) UPVC sealed double glazed bay window overlooking gardens, radiator.











## STUDY/BEDROOM 6

10' 5" x 7' 9" (3.17m x 2.36m) Radiator, sealed double glazed window.

## KITCHEN/BREAKFAST ROOM

18' 1" x 11' 11" (5.51m x 3.63m) Fitted in a range of units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, integrated fridge/freezer and dishwasher, built in oven and grill and four piece gas hob with extractor fan over set in matching hood, duel aspect sealed double glazed windows, understairs shelved larder, glazed display cabinet, plate rack, tiled splash back, radiator.

## INNER HALLWAY

## CLOAKROOM/WC

Low Level WC and wash hand basin, tiled flooring, sealed double glazed window, tiled splash back.

## UTILITY ROOM

8' 4" x 6' 0" (2.54m x 1.83m) Sink unit with cupboards under, wall mounted eye level cupboards, work surface with utility space under with plumbing for washing machine.

## SITTING ROOM/SNUG

13' 3" x 9' 5" (4.04m x 2.87m) Radiator, sealed double glazed window, sealed double glazed sliding patio door to rear garden.

## FIRST FLOOR GALLERIED LANDING

Radiator, access to loft space, airing cupboard.

## BEDROOM 1

15' 4" x 12' 8" (4.67m x 3.86m) Radiator, sealed double glazed window, built in wardrobes.

## ADJACENT DRESSING AREA

5' 6" x 5' 6" (1.68m x 1.68m) Radiator, sealed double glazed window, built in wardrobe.

## EN-SUITE BATHROOM

8' 8" x 7' 5" (2.64m x 2.26m) Five piece suite comprising paneled bath with Victorian style shower attachment, tiled shower cubicle, vanity sink unit set in bathroom cabinet incorporating low level WC and bidet, heated towel rail, sealed double glazed window.

## BEDROOM 2

11' 0" x 11' 0" (3.35m x 3.35m) Radiator, sealed double glazed windows, built in wardrobes.

## BEDROOM 3

Radiator, sealed double glazed windows, built in wardrobes.

## BEDROOM 4

10' 4" x 8' 9" (3.15m x 2.67m) Radiator, sealed double glazed windows.

## BEDROOM 5

9' 2" max x 7' 5" (2.79m x 2.26m) Radiator, sealed double glazed window.















## FAMILY BATHROOM

11' 0" x 8' 0" (3.35m x 2.44m) Five piece suite comprising paneled bath, tiled shower cubicle, vanity sink unit with cupboard surround, WC and bidet set in bathroom cabinet, heated towel rail, sealed double glazed window, tiled flooring, tiled splash back.

## OUTSIDE

The property stands in delightful mature grounds approaching 1/3 acre comprising open plan garden area to front with pathway leading to property, parking and detached double garage with up and over doors, power and light. Extensive seated patio area to rear leading to formal shaped private lawns with well stocked evergreen and floral beds and borders and inset mature trees, side patio and decked seating areas. Further gardens to both sides.

## 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.



















## 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 G

## 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.

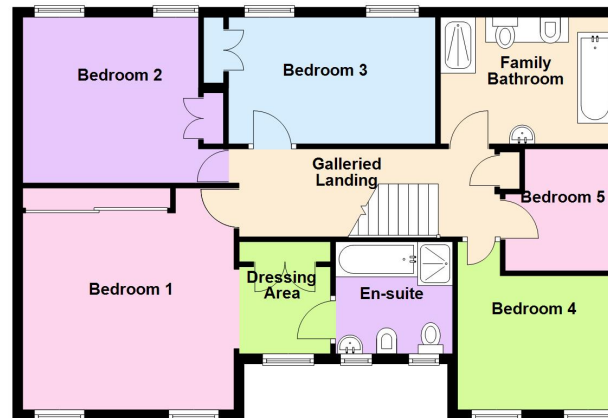
For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



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



