



25 Hattersley Way, Leicester LE27BB

MOORE
& YORK



Property at a glance:

- Individually Designed Detached Home
- Award Winning Development
- En-suite & Family Bathroom
- Three Bedrooms
- Close To Excellent Selection of Amenities
- Walking Distance to Leicester Royal Infirmary
- Gas Central Heating & D\G
- Ideal Family Home
- Viewing Essential
- Two Balcony Seating Areas

Guide Price £300,000 Freehold



Nicely presented individually designed detached family home situated in the heart of the Award winning development of Freemans Meadow which is ideally situated within easy access of the local shopping, leisure and restaurant facilities of West End and within walking distance of the Leicester Royal Infirmary. The well planned centrally heated and double glazed accommodation is presented over three floors briefly comprising to the ground floor entrance hall two bedrooms and four piece bathroom, to the first floor kitchen/dining room with integrated appliances and lounge with balcony area of and to the second floor a landing providing a study area with further balcony off and a master bedroom with four piece en-suite and stands with enclosed garden with ample parking to side. This lovely home would ideally suit the young and growing family and we highly recommend a early viewing.

DETAILED ACCOMMODATION

Sealed double glazed door leading to;

ENTRANCE HALL

Double radiator, storage cupboard, stairs leading to first floor accommodation.

BEDROOM 2

11' 5" x 8' 10" (3.48m x 2.69m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

8' 10" x 8' 0" (2.69m x 2.44m) Radiator, UPVC sealed double glazed window, cupboard housing central heating boiler.

FAMILY BATHROOM

8' 11" x 6' 0" (2.72m x 1.83m) Four piece suite comprising tiled shower cubicle, panelled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

FIRST FLOOR LANDING

Radiator, stairs leading to second floor accommodation.





KITCHEN/DINING ROOM

15' 4" x 11' 4" (4.67m x 3.45m) Nicely fitted in soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over with matching up turn and cupboards under, complimentary wall mounted eye level cupboards, built in oven and five piece gas burner with extractor fan over set in stainless steel hood with matching splash back, integrated fridge/freezer, dishwasher and washing machine, double radiators, dual aspect UPVC sealed double glazed windows.

LOUNGE

12' 11" x 11' 5" (3.94m x 3.48m) Radiator, UPVC sealed double glazed windows to all aspect and french door to Juliet balcony, TV point, display fire and surround, sealed double glazed door to feature balcony sitting area.

SECOND FLOOR LANDING

Study area, sealed double glazed door to feature balcony sitting area.

BEDROOM 1

11' 5" x 10' 0" (3.48m x 3.05m) Radiator, UPVC sealed double glazed window, built in wardrobes.

EN-SUITE BATHROOM

8' 3" x 6' 0" (2.51m x 1.83m) Four piece suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

OUTSIDE

Double gated access to side leading to block paved parking and a private enclosed patio and lawn garden to rear, free standing electric heater boiler. Gravelled and evergreen gardens to front and side.

SERVICES

All main services are understood to be available. Central heating and hot water is provided by a air source heat pump, 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.

TENURE

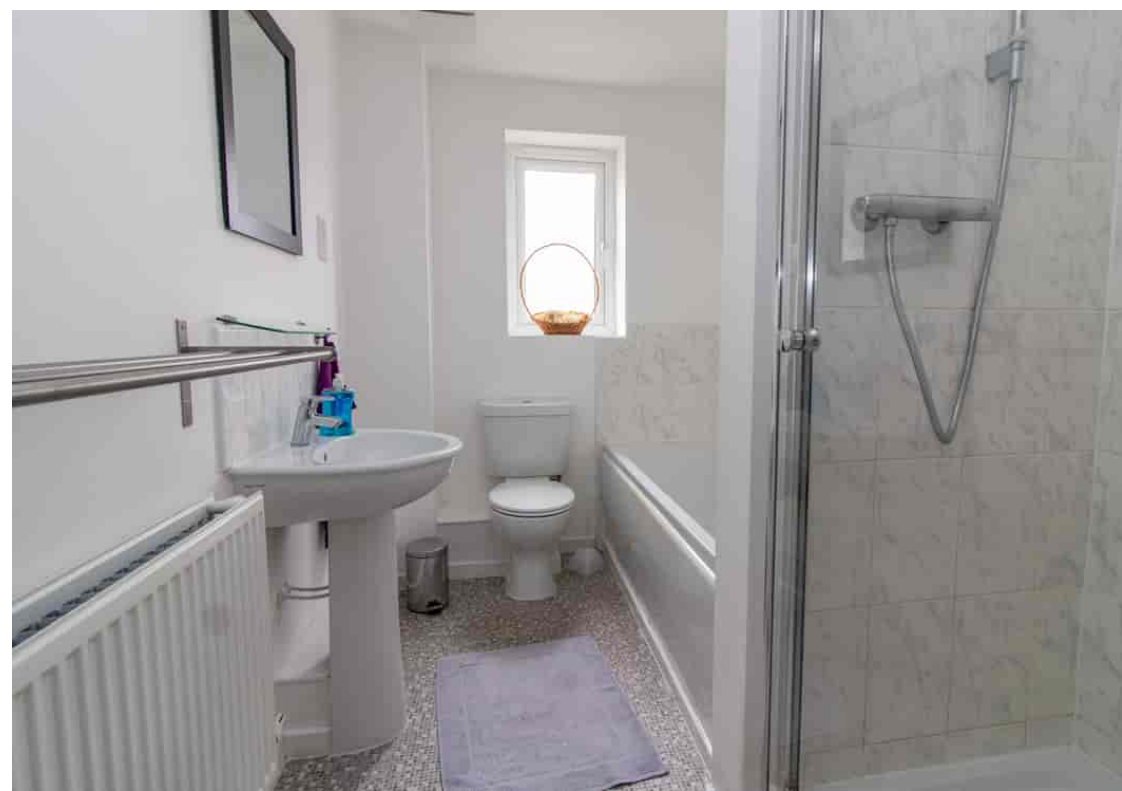
Freehold

COUNCIL TAX BAND

Leicester C









FLOOR PLANS

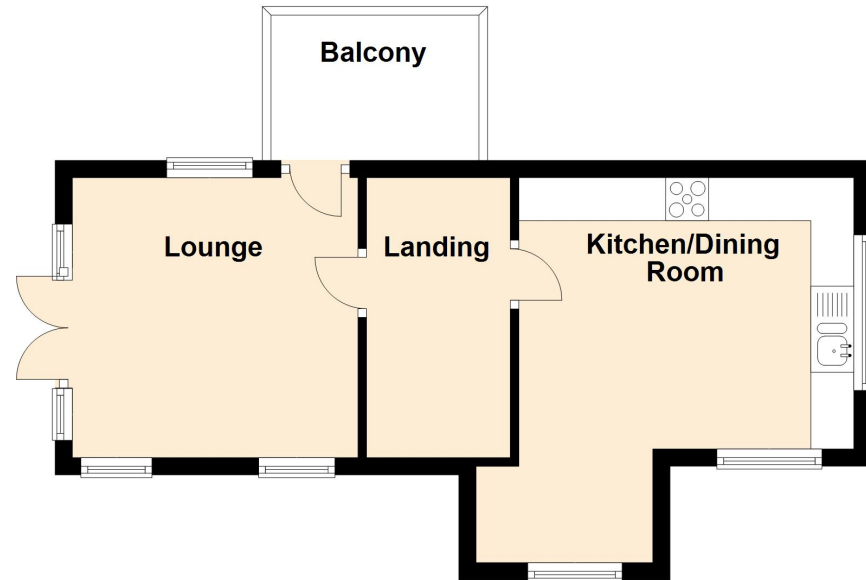
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

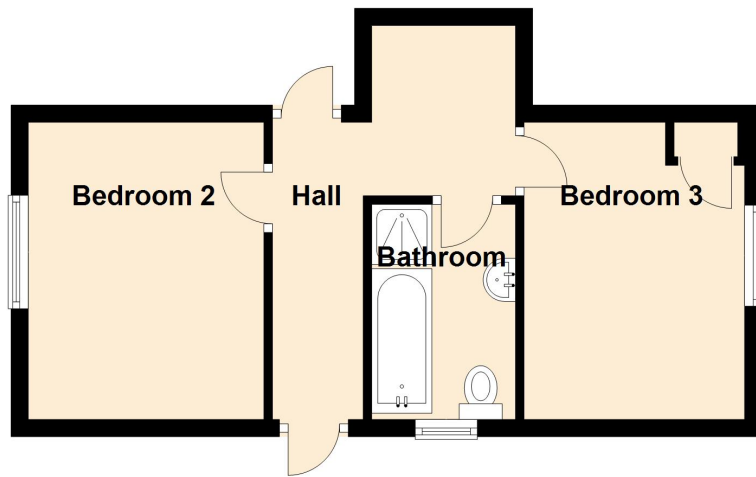
First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



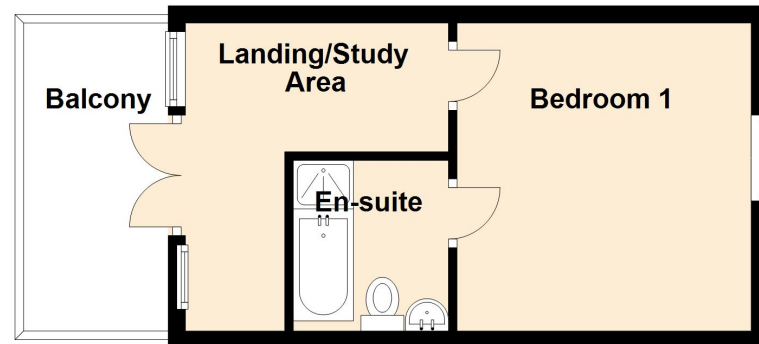
Ground Floor

Approx. 30.7 sq. metres (330.0 sq. feet)



Second Floor

Approx. 23.6 sq. metres (253.6 sq. feet)



Total area: approx. 86.1 sq. metres (926.5 sq. feet)

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

