



49 Ivydale Road

Thurmaston, Leicester LE48NF

MOORE
& YORK



Property at a glance:

- Well Appointed & Presented Detached Family Home
- Lounge, Dining Room & Kitchen/Breakfast Room
- Three/Four Bedrooms
- Luxury Jack & Jill Family Bathroom
- Gas Central Heating & D\G
- Easy Access Local Facilities & Transport Links
- Ample Block Paved Parking
- Internal Viewing Essential

£380,000 Freehold



Beautifully presented extended detached family home ideally located within easy access of local schooling, shopping and leisure facilities and within a short drive of the Syston Town Centre offering an extensive range of amenities and the Western Bypass providing excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, dining area, well fitted kitchen/breakfast room with integrated appliances, utility room, cloakroom/WC, lounge and study/bedroom four and the first floor three bedrooms and luxury four piece Jack and Jill bathroom. This lovely home stands with ample block paved parking to front and easily maintainable garden to rear and an internal inspection is essential to appreciate the style and calibre of accommodation provided

DETAILED ACCOMMODATION

Composite sealed double glazed door leading to;

ENTRANCE HALL

Paneled walling, archway leading to;

DINING ROOM

14' 1" x 11' 3" (4.29m x 3.43m) Stairs leading to first floor accommodation, touch shelved understairs cupboards, radiator, half paneled walls and stairwell.



LOUNGE

22' 6" x 10' 8" (6.86m x 3.25m) UPVC sealed double glazed window, TV point, media unit incorporating TV space, shelving and cupboards, TV point, modern designer radiator, open fire set in feature stone surround, UPVC sealed double glazed French door to rear garden.





KITCHEN/BREAKFAST ROOM

17' 8" x 9' 9" (5.38m x 2.97m) Fitted in an extensive range of soft close units comprising inset one and a half bowl sinks with mixer tap over and deep drawers under, matching range of base units with granite work surfaces over, with matching upturn and inset drainer, and drawers and cupboards under, complementary wall mounted eye level cupboards, tall larder cupboards, built in Bosch oven/grill, microwave and Bosch four piece induction hob with easy wipe splash back, tiled flooring, radiator, UPVC sealed double glazed windows, breakfast bar, integrated fridge/freezer

UTILITY ROOM

Matching units comprising work surface with utility space under with plumbing for washing machine, tall larder cupboard, matching eye level cupboards, radiator, tiled flooring, sealed double glazed door to rear garden.

CLOAKROOM/WC

Low level WC and vanity sink unit, half paneled walls.

STUDY/BEDROOM 4

19' 3" x 7' 5" (5.87m x 2.26m) Vertical modern designer radiator, media unit incorporating TV space, shelving and cupboards, UPVC sealed double glazed bow window

FIRST FLOOR LANDING

Access to loft space with pull down ladder, UPVC sealed double glazed picture window, half paneled walls.

BEDROOM 1

12' 2" x 10' 8" (3.71m x 3.25m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

BEDROOM 2

10' 8" x 10' 0" (3.25m x 3.05m) Radiator, UPVC sealed double glazed window, built in wardrobe.

BEDROOM 3

9' 3" x 8' 6" (2.82m x 2.59m) Radiator, UPVC sealed double glazed window, built in cupboard.

JACK AND JILL BATHROOM

9' 4" x 8' 2" (2.84m x 2.49m) Four piece luxury bathroom incorporating walk in tiled natural rainwater shower cubicle, matching tiled bath, pedestal wash hand basin and low level WC, modern designer radiator, UPVC sealed double glazed window.

OUTSIDE

Ample block paved parking to front and easily maintainable garden incorporating composite decking with ornamental cast iron surround and large patio area enclosed by paneled fencing.









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.









EPC RATING

C

TENURE

Freehold

COUNCIL TAX BAND

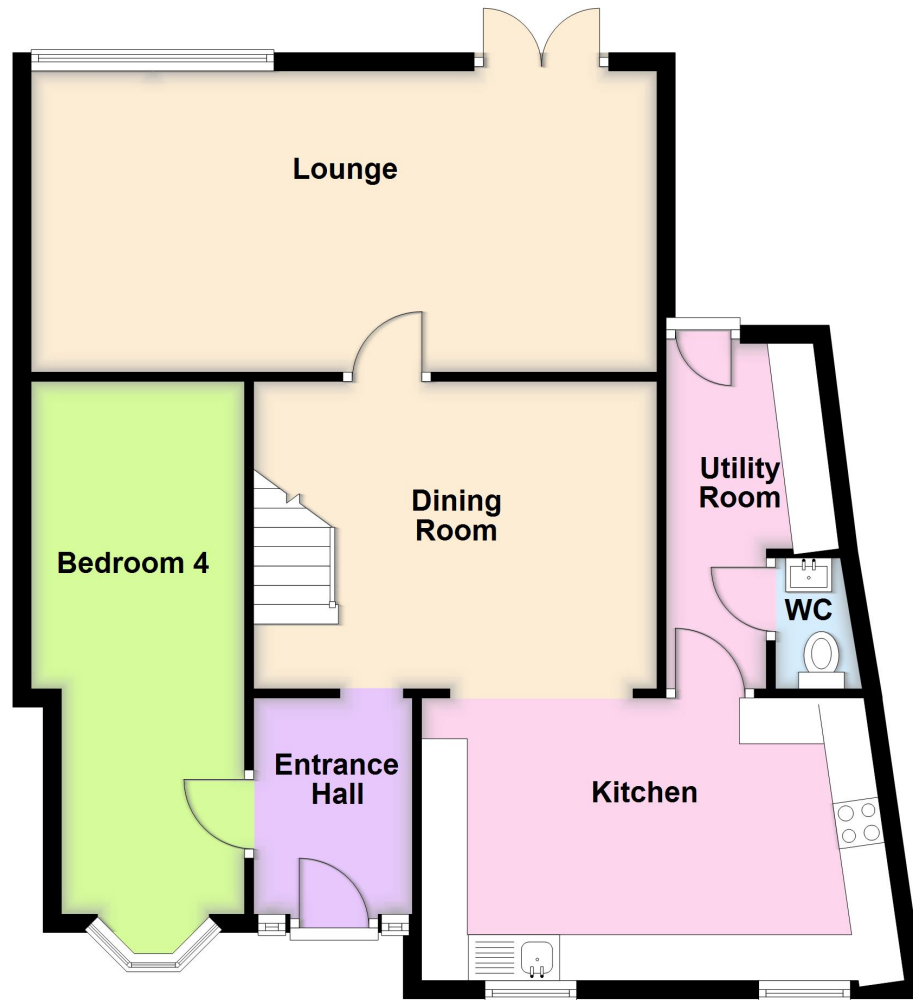
Charnwood D

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

Approx. 79.4 sq. metres (854.4 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.7 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

