



102 Maidenwell Avenue, Hamilton, Leicester LE51QR

MOORE  
& YORK





### Property at a glance:

- Modern Semi Detached Home
- Three Bedrooms
- En-suite & Family Bathroom
- Gas Central Heating & D\G
- Kitchen & Utility Room
- No Upward Chain
- Gardens Front and Rear
- Ideal Buy For Growing Family

Asking Price £250,000 Freehold



Modern three bedroom semi detached home situated set back from the road in the hear of this popular residential development offering easy access to all local facilities. The centrally heated and double glazed accommodation briefly comprises entrance hall, cloakroom/WC, lounge, kitchen/dining room and utility room to the first floor bedroom with en-suite, two further bedrooms and family bathroom and stands with gardens to front and rear with ample parking. The property 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

Radiator, stairs leading to first floor accommodation.

#### LOUNGE

13' 5" x 12' 2" (4.09m x 3.71m) Radiator, UPVC sealed double glazed window, TV point, under stairs cupboard.

#### KITCHEN/DINING ROOM

15' 1" x 11' 4" (4.60m x 3.45m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gashob with extractor fan over set in stainless steel hood, tiled splash backs, dining area with UPVC sealed double glazed french doors to rear garden.



#### UTILITY ROOM

6' 3" x 6' 0" (1.91m x 1.83m) Work surface with utility space under with plumbing for washing machine, tiled splash back, sealed double glazed door to side aspect.

#### FIRST FLOOR LANDING

Access to loft space, radiator.

#### BEDROOM 1

12' 2" x 9' 4" (3.71m x 2.84m) Radiator, UPVC sealed double glazed window, fitted wardrobe.

#### BEDROOM 2

12' 2" x 8' 7" (3.71m x 2.62m) Radiator, UPVC sealed double glazed window.







### BEDROOM 3

8' 8" x 7' 1" (2.64m x 2.16m) Radiator, UPVC sealed double glazed window, boiler cupboard.

### BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, tiled splash back, radiator.

### OUTSIDE

Open plan lawns to front with off road parking, 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.

### 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

### EPC RATING

TBC

### 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

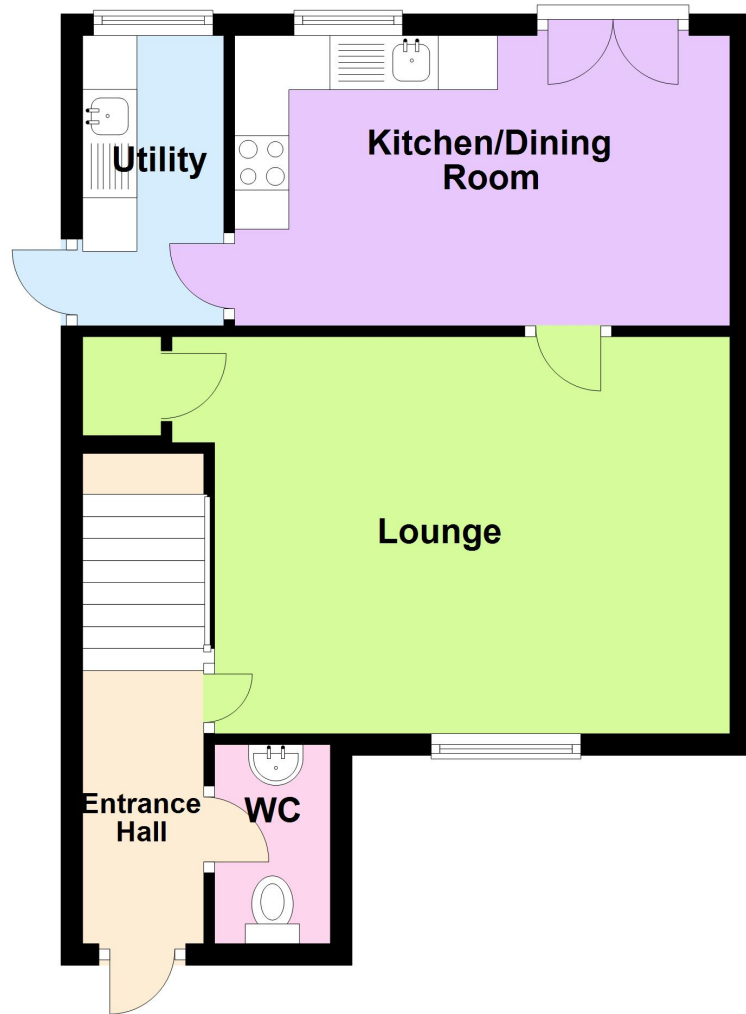
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.





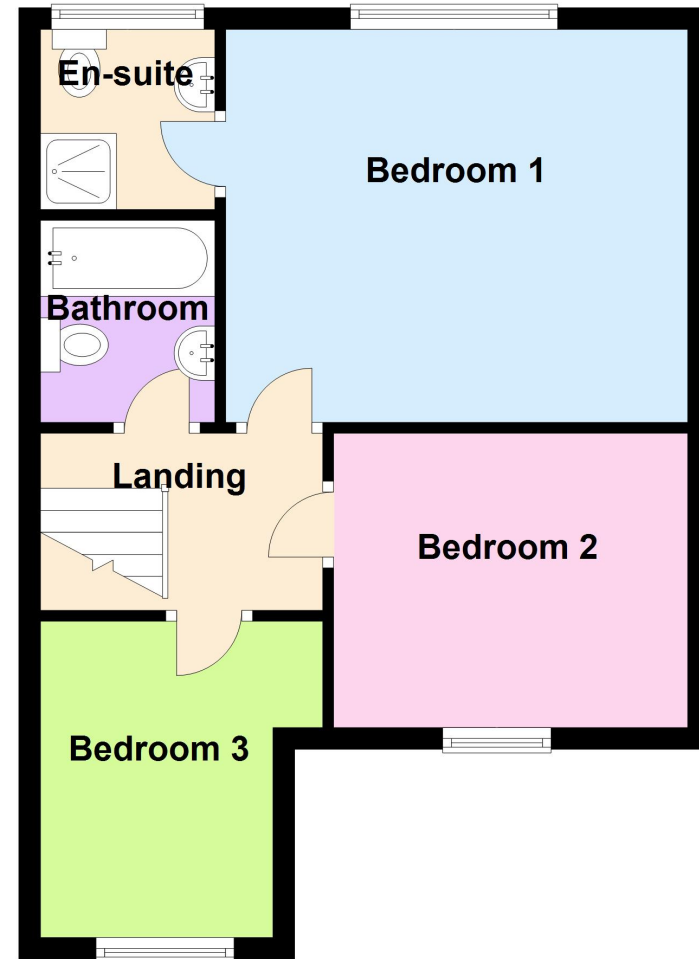
## Ground Floor

Approx. 42.9 sq. metres (461.3 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 85.4 sq. metres (919.7 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



