



29 Harefield Avenue

Leicester LE32EZ

MOORE  
& YORK



### Property at a glance:

- Spacious Detached Family Home
- Family Bathroom & Wet Room
- Lounge/Dining Room & Kitchen/Breakfast Room
- Ample Parking & Garage
- Easily Maintainable Gardens
- Popular Location
- Easy Access Fosse Park & M1/M69 Junction
- Gas & Solar Panelled Heating

Asking Price £475,000 Freehold



Spacious five bed detached family home situated in this popular location offering easy access of local facilities and within a short drive of the popular Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, lounge/dining room, conservatory, fitted kitchen/breakfast room, bedroom and wet room and to the first floor master bedroom with dressing area, three further bedrooms and family bathroom and stands with open plan lawns and two driveways providing parking one of which leads to garage and well presented easily maintainable garden to rear with access to large storage area to rear of garage offering flexibility of usage. The property would ideally suit the growing family and we highly recommend a early viewing.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed sliding patio door with matching side panels leading to;

#### ENTRANCE PORCH

Bamboo panelled flooring, exposed brickwork. UPVC sealed double glazed door leading to:

#### ENTRANCE HALL

Stairs leading to first floor accommodation, under stairs cupboard with UPVC sealed double glazed window, radiator, wood block flooring.

#### LOUNGE/DINING ROOM

20' 9" x 13' 5" (6.32m x 4.09m) Double radiator, radiator, TV point, wall mounted gas fire in display surrounds, wood block flooring, sealed double glazed sliding patio doors leading to:

#### CONSERVATORY

12' 8" x 8' 6" (3.86m x 2.59m) UPVC sealed double glazed windows overlooking gardens and French doors to rear aspect.





## KITCHEN/BREAKFAST ROOM

13' 10" x 8' 7" (4.22m x 2.62m) Comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over with matching upturn, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven, grill and microwave, built in four piece ceramic hob with extractor fan over set in stainless steel hood, easy wipe splash back, plumbing for washing machine and dishwasher, tall larder cupboard, wall mounted display cabinet, wall mounted Worcester boiler, UPVC sealed double glazed window.

## OUTER HALLWAY

UPVC sealed double glazed door to side aspect.

## BEDROOM 5

13' 5" x 9' 0" (4.09m x 2.74m) Radiator, dual aspect UPVC sealed double glazed window.

## WET ROOM

7' 3" x 6' 3" (2.21m x 1.91m) Shower area, low level WC and wash hand basin, heated towel rail, tiled splash backs.

## FIRST FLOOR LANDING

Radiator, access to loft space with pull down ladder.

## BEDROOM 1

14' 1" x 10' 0" (4.29m x 3.05m) UPVC sealed double glazed dual aspect windows, radiator, archway leading to;

## DRESSING ROOM

7' 9" x 6' 4" (2.36m x 1.93m) Built in wardrobes, radiator, UPVC sealed double glazed window ( this room offers potential for conversion to En-Suite )

## BEDROOM 2

12' 3" x 10' 8" (3.73m x 3.25m) Radiator, UPVC sealed double glazed window.

## BEDROOM 3

12' 4" x 9' 10" (3.76m x 3.00m) Radiator, UPVC sealed double glazed window.

## BEDROOM 4

10' 8" x 7' 0" (3.25m x 2.13m) Radiator, UPVC sealed double glazed window, built in and fitted wardrobes

## FAMILY BATHROOM

Three piece suite comprising panelled bath with shower over, vanity sink unit and low level WC, heated towel rail, UPVC sealed double glazed window, tiled throughout.









## OUTSIDE

Two driveways to front providing parking one of which leads to a single garage with up and over door and open plan lawn area with central floral bed. Easily maintainable well presented tiered gardens to rear with inset fruit trees and herb, floral and evergreen beds. UPVC sealed double glazed door off raised patio leading to storage room to rear of garage offering potential for further usage.

## SERVICES

All main services are understood to be available. Central heating is gas-fired and solar panelled, 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 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.

## 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

## TENURE

Freehold

## COUNCIL TAX BAND

Leicester D

## EPC RATING

TBC

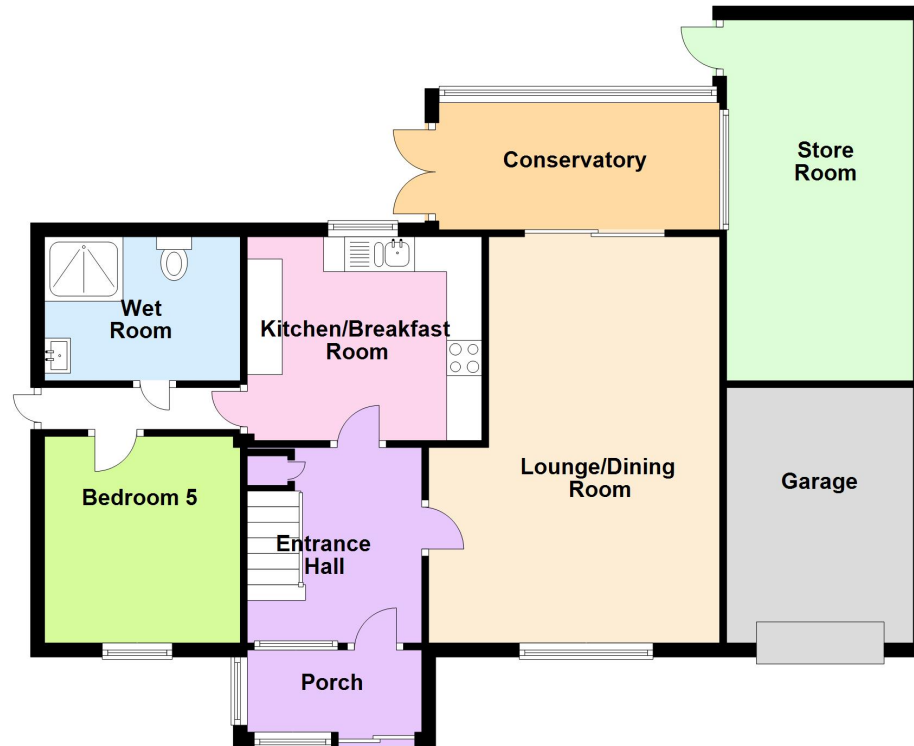






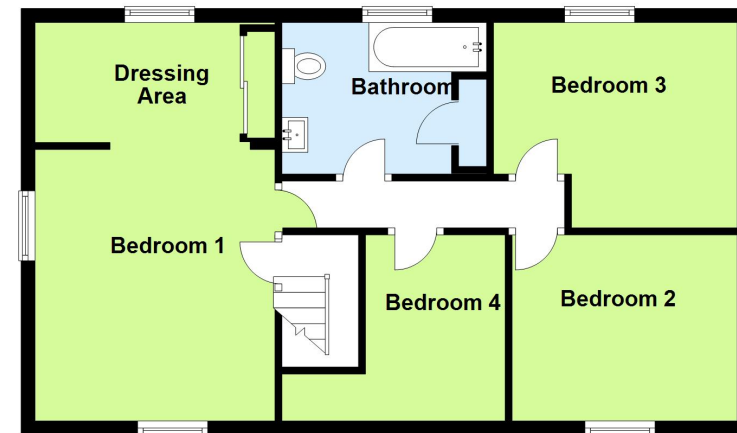
### Ground Floor

Approx. 90.1 sq. metres (970.2 sq. feet)



### First Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



Total area: approx. 147.1 sq. metres (1583.7 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

