



63 Oakside Crescent, Leicester LE56SL

MOORE  
& YORK



### Property at a glance:

- Established Detached Bungalow
- Sought After Address
- Walking Distance Places of Worship
- Easy Access Local Facilities
- Open Plan Kitchen/Living Area
- Two Double Bedrooms
- Ample Parking & Garage
- Gas Central Heating & D\G
- Early Viewing Recommended

Offers in Region of £350,000

Freehold



We take great pleasure in offering for sale this established detached bungalow situated in stunning gardens located in the highly sought after suburb of Evington offering easy access to all local facilities and within walking distance of local places of worship. The deceptively spacious accommodation briefly comprises reception hall, kitchen, utility area, open plan lounge/dining room, two bedrooms and family bathroom. The property benefits from gas heating and double glazing and stands with gardens to front and rear and side driveway leading to single garage. Very rarely do properties of this size, style and location become available for sale and we recommend an early viewing

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to;

#### ENTRANCE PORCH

UPVC sealed double glazed door with matching side panel leading to;

#### ENTRANCE HALL

Radiator, built in sliding door storage cupboard.

#### OPEN PLAN LIVING ROOM

#### KITCHEN AREA

10' 11" x 10' 1" (3.33m x 3.07m) Fitted in a range of units comprising one and a half bowl sink unit with cupboards under, matching range of vase units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, cooker space with extractor fan over in matching hood, tiled splash backs, UPVC sealed double glazed window, open plan access to:

#### LOUNGE/DINING ROOM

18' 3" x 15' 10" (5.56m x 4.83m) Radiator, UPVC sealed double glazed door to rear garden, UPVC sealed double glazed window to front and rear aspect, double radiator, TV point, coal effect gas fire set in display surround.





## UTILITY ROOM

6' 8" x 6' 2" (2.03m x 1.88m) Work surface with utility space under with plumbing for washing machine, wall mounted gas boiler.

## BEDROOM 1

12' 11" x 11' 11" (3.94m x 3.63m) Radiator, built in wardrobes, UPVC sealed double glazed window.

## BEDROOM 2

10' 11" x 9' 5" (3.33m x 2.87m) Radiator, UPVC sealed double glazed window.

## BATHROOM

7' 10" x 6' 2" (2.39m x 1.88m) Three piece suite comprising paneled bath with shower over, vanity sink unit set in bathroom cabinet incorporating low level WC, heated towel rail, airing cupboard, large tiled splash backs.

## OUTSIDE

Patio and lawns to rear with well stocked evergreen borders, corner decked seating area, side access leading to covered patio area accessed off utility room with private door to garage. Tarmac driveway to front providing parking leading to garage and open plan garden area.

## 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

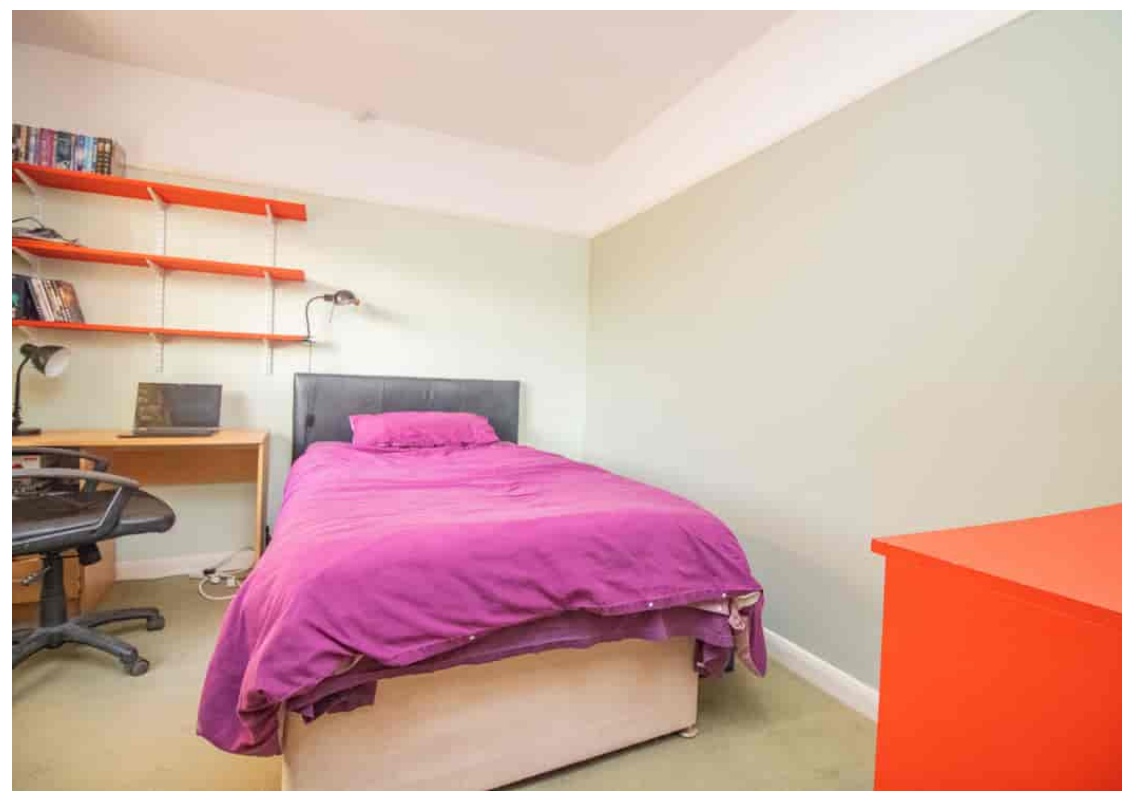
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments

## 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 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

### **TENURE**

Freehold

### **COUNCIL TAX BAND**

Leicester City C

### **EPC RATING**

TBC

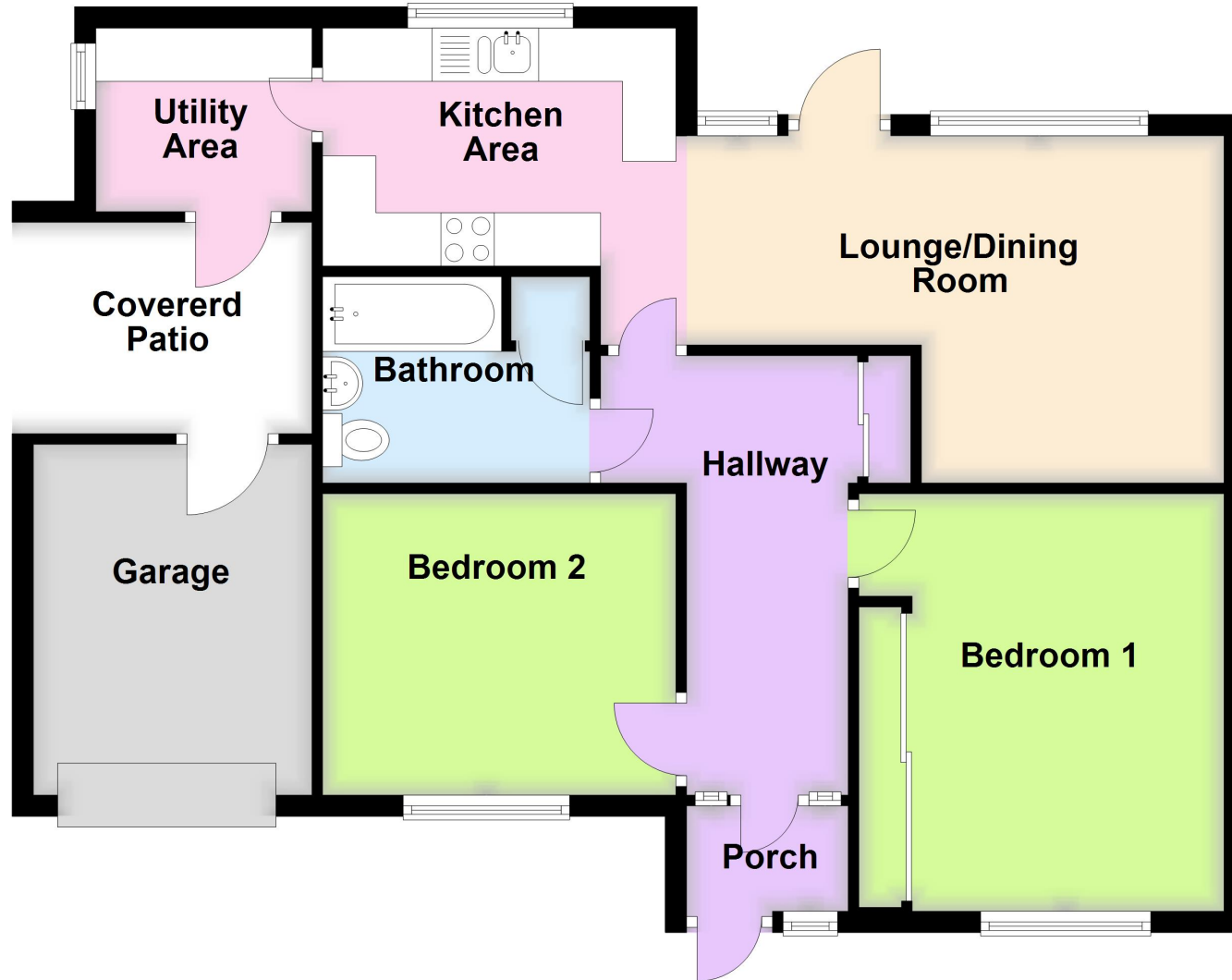
### **IMPORTANT INFORMATION**

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. 79.7 sq. metres (857.4 sq. feet)



Total area: approx. 79.7 sq. metres (857.4 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

