



4 Jessop Close, Leicester LE39BY

MOORE  
& YORK



### Property at a glance:

- Extended Semi Detached Bungalow
- Two/Three bedrooms
- Nicely Fitted Kitchen & Shower Room
- Open Plan Extended Lounge/Dining Room
- Cul-De-Sac Location
- Easy Access Local Facilities
- Viewing Essential
- Easily Maintainable Gardens
- Gas & Solar Panelled Heating

£240,000 Freehold



Nicely presented extended two/three bedroom semi detached bungalow situated in a cul-sac location offering easy access to all local facilities and within a short drive of the Leicester City Centre and the western bypass providing excellent transport links. The well planned centrally heated, solar panelled and double glazed accommodation briefly comprises entrance porch, entrance hall, open plan extended lounge/dining room, well fitted kitchen, large master bedroom (previously two bedrooms) further bedroom and shower room and stands on good sized easily maintainable plot with gardens to rear and further garden to front with parking. We highly recommend an internal viewing to appreciate this lovely home.

#### DETAILED ACCOMMODATION

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

#### ENTRANCE PORCH

Tiled flooring, UPVC sealed double glazed French door room

#### ENTRANCE HALL

Radiator, built in cupboard.

#### LOUNGE

14' 11" x 11' 5" (4.55m x 3.48m) Radiator, display fire and surround, TV point, internal picture window archway leading to

#### DINING AREA

9' 11" x 9' 0" (3.02m x 2.74m) Radiator, UPVC sealed double glazed French doors to rear garden.

#### KITCHEN

9' 1" x 8' 4" (2.77m x 2.54m) Fitted in a range of soft close units comprising sink unit with cupboards under, matching range of base units with butcher block style work surfaces over with matching up turn and drawers and cupboards under, complimentary wall mounted eye level cupboards, cooker space with extractor fan over set in stainless steel hood with matching splash backs, plumbing for washing machine, UPVC sealed double glazed window





## **BEDROOM 1**

17' 8" x 15' 0" (5.38m x 4.57m) Radiators, UPVC sealed double glazed windows, fitted wardrobes. The room was previously two bedrooms and can easily be converted back

## **BEDROOM 2**

15' 9" x 7' 8" (4.80m x 2.34m) Radiator, dual aspect UPVC sealed double glazed windows.

## **SHOWER ROOM**

7' 11" x 5' 11" (2.41m x 1.80m) Three piece suite comprising walk in easy wipe shower unit, vanity sink unit and low level WC, heated towel rail, UPVC sealed double glazed window, tiled throughout.

## **OUTSIDE**

Artificial lawn area to front with well stocked evergreen and floral beds with driveway providing parking. Good sized easily maintainable rear garden comprising coloured patio seating area, artificial lawn area and further gravelled seating area

## **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**

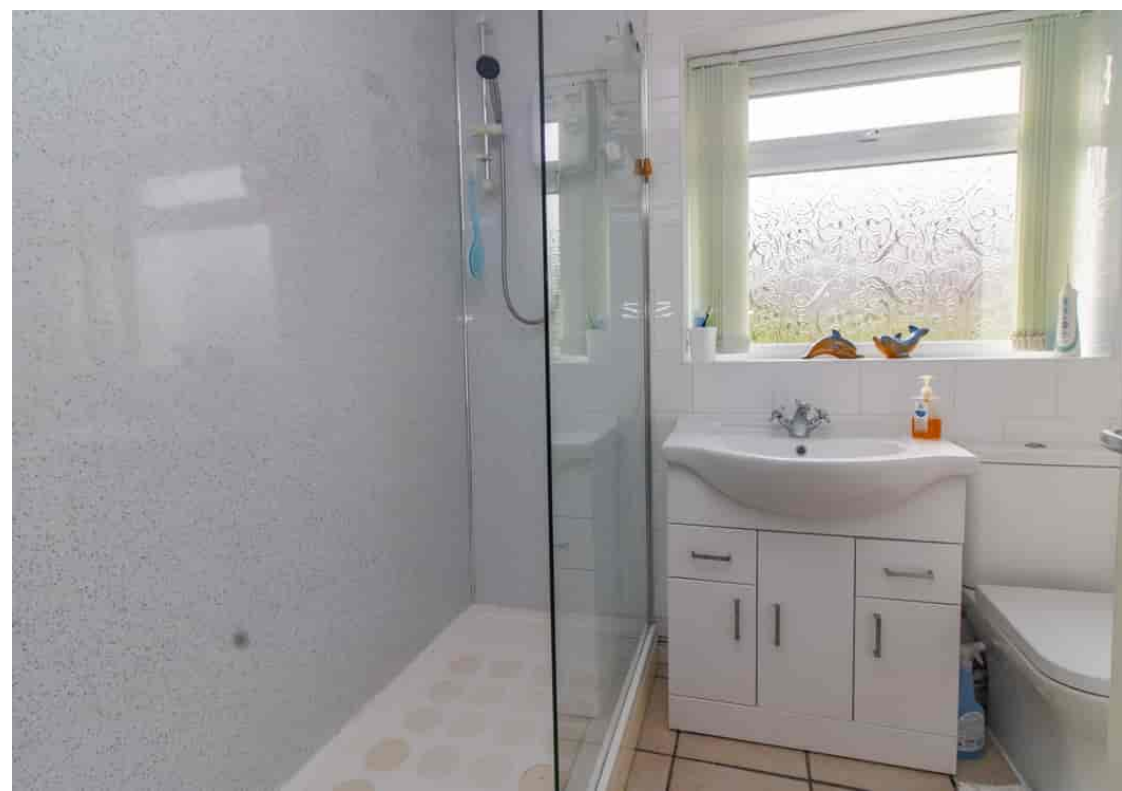
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. 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.

## **COUNCIL TAX BAND**

Leicester B









## EPC RATING

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## TENURE

Freehold

## 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.

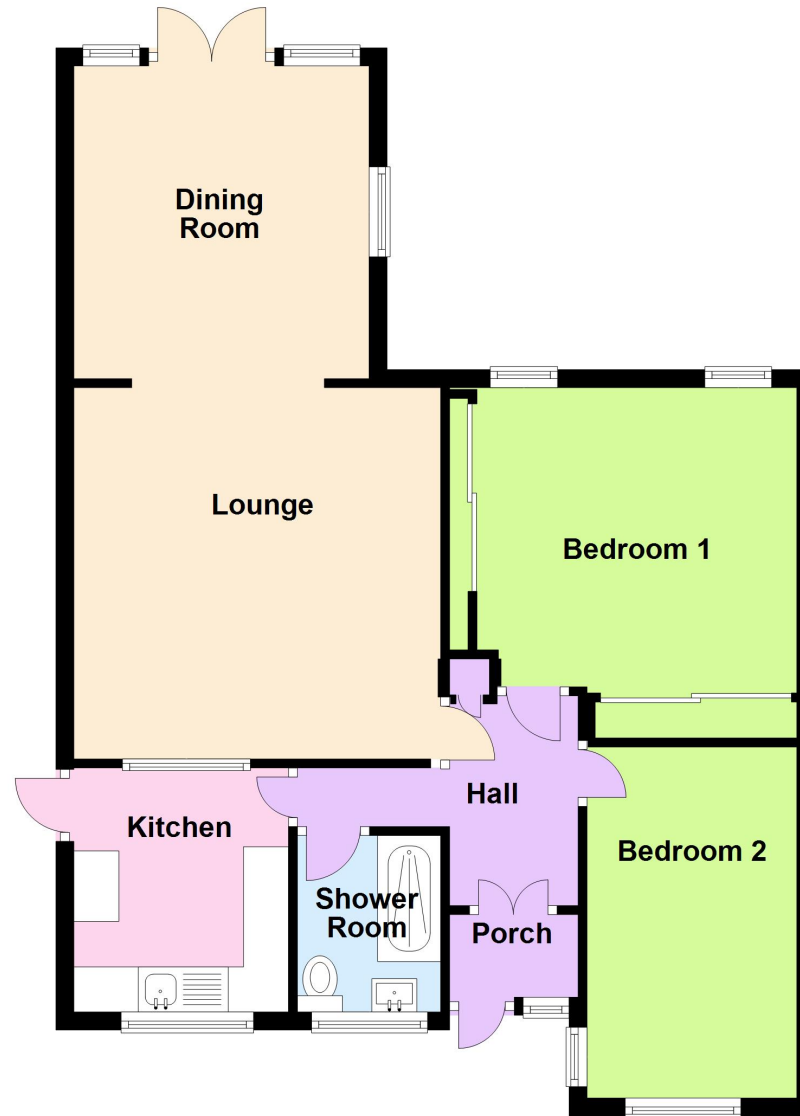
## IMPORTANT INFORMATION

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. 69.4 sq. metres (747.1 sq. feet)



Total area: approx. 69.4 sq. metres (747.1 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

