



31 Colby Drive, Thurmaston, Leicester LE48LD

MOORE  
& YORK





### Property at a glance:

- Detached Bungalow Standing On Large Plot
- Excellent Potential Further Development(STP)
- 43'4" Fully Boarded Loft Space With Ample Headroom
- Gas Central Heating & D\G
- Lounge/Dining Room & Conservatory
- Kitchen/Breakfast Room
- Ample Parking & Double Garage
- No Onward Chain

**£380,000 Freehold**



Three bedroom detached bungalow standing on a good sized plot offering great potential for development (STP). The property is set back from the road and the centrally heated and double glazed accommodation comprises entrance hall, cloakroom/WC, lounge/dining room, kitchen/breakfast room, conservatory, inner hallway with access to large boarded loft area with headroom, three bedrooms and bathroom and stands on a good sized plot comprising driveway to front and side providing ample parking leading to detached double garage and lawns to rear. The property is being sold with no upward chain and we recommend an internal viewing to appreciate the potential.

#### DETAILED ACCOMMODATION

UPVC sealed double door with storm canopy over leading to;

#### ENTRANCE HALL

#### CLOAKROOM/WC

Low level WC, radiator, UPVC sealed double glazed window, tiled throughout.

#### LOUNGE/DINING ROOM

20' 9" x 11' 2" (6.32m x 3.40m) Vertical designer radiator, TV point, coal effect gas fire in display surround, UPVC sealed double glazed sliding patio door to;



#### CONSERVATORY

12' 5" x 8' 7" (3.78m x 2.62m) Tile floor, lantern ceiling, UPVC sealed double glazed windows and French doors to garden.

#### KITCHEN/BREAKFAST ROOM

11' 9" x 9' 0" (3.58m x 2.74m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and five piece gas hob with extractor fan over set in matching hood, dual aspect UPVC sealed double glazed windows, breakfast bar, radiator, door to rear garden.









### **INNER HALLWAY**

Access to fully boarded loft (43'4" x 12'7")

### **BEDROOM 1**

13' 4" x 9' 10" (4.06m x 3.00m) Radiator, UPVC sealed double glazed window.

### **BEDROOM 2**

13' 4" x 11' 2" (4.06m x 3.40m) Radiator, UPVC sealed double glazed window.

### **BEDROOM 3**

8' 8" x 8' 1" (2.64m x 2.46m) Radiator, UPVC sealed double glazed window.

### **BATHROOM**

8' 8" x 5' 9" (2.64m x 1.75m) Four piece suite comprising shower area, paneled bath, pedestal wash hand basin and low level WC

### **OUTSIDE**

Lawns to front and tarmac driveway leading to side and rear parking and double detached garage (23'1 x 14'4") with power and light. Rear lawn and pebbled 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**

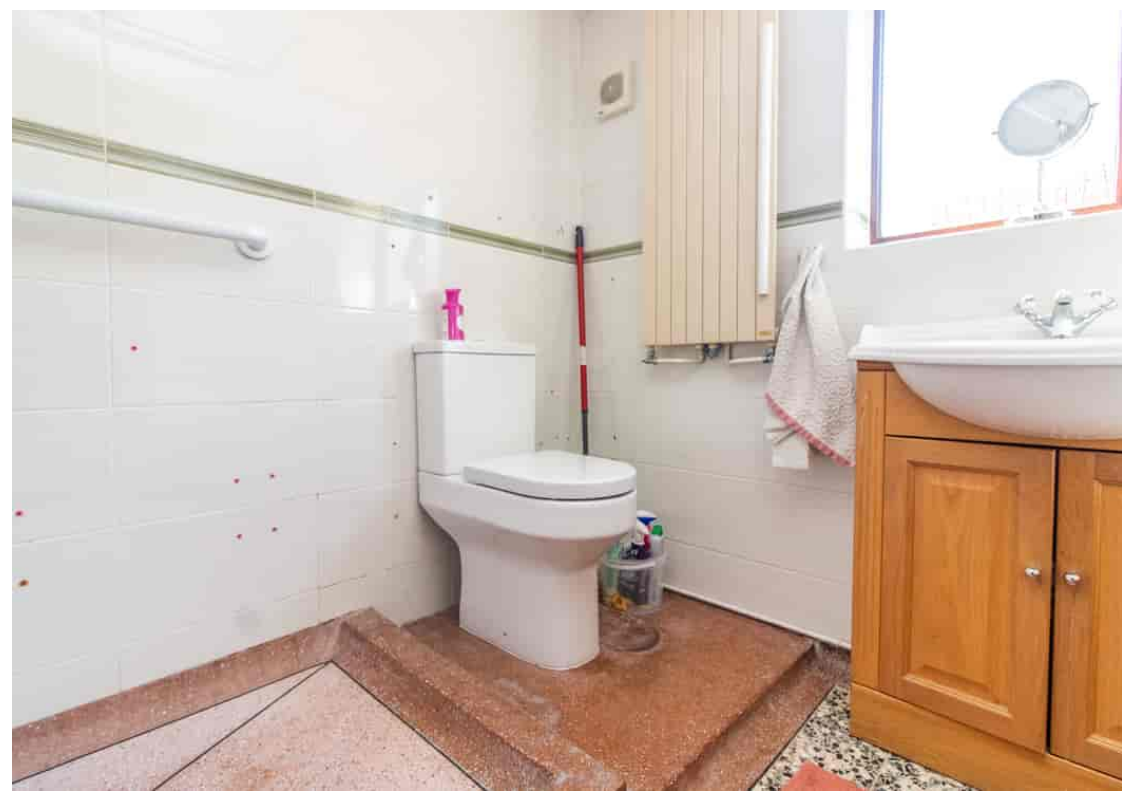
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase.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

### EPC RATING

TBC

### COUNCIL TAX BAND

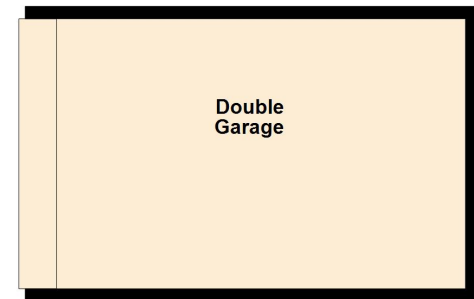
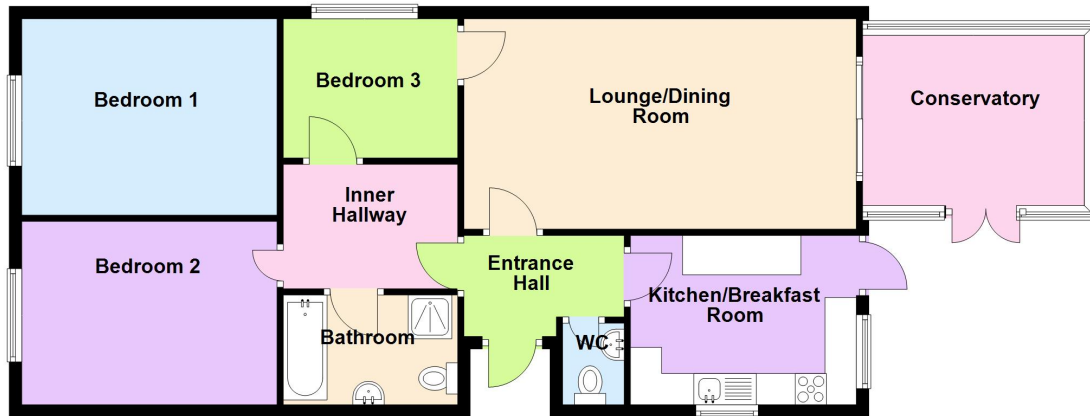
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### IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



Ground Floor



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



