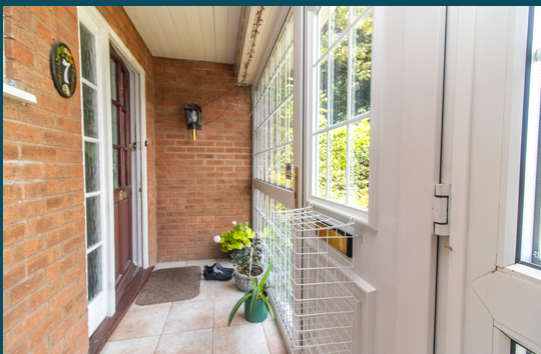




7 Grange Close, Glenfield, Leicester LE38QE

MOORE  
& YORK





### Property at a glance:

- Detached Four Bedroom Family Home
- Small Cul-De-Sac Location
- Easy Access Local Facilities & Glenfield Hospital
- No Onward Chain
- Lounge, Dining Room & Kitchen/Breakfast Room
- Gas Central Heating & D\G
- Private Gardens
- Viewing Essential

Asking Price £375,000 Freehold



Detached family home nestled in a cul-de-sac location situated on the edge of this popular residential development offering easy access of the local shopping, schooling and leisure facilities of the sought after large village of Glenfield and within a short drive of Glenfield Hospital and the Western Bypass offering excellent transport links. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, cloakroom/WC, lounge, dining room, kitchen/breakfast room, utility room and conservatory and to the first floor four bedrooms and four piece family bathroom. This ideal family home stands in the corner of a small cul-de-sac with parking, garage and garden to front with further private gardens to rear with open aspect to side.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to:

#### ENTRANCE PORCH

14' 9" x 3' 8" (4.50m x 1.12m) Matching UPVC sealed double glazed picture windows, tiled flooring, access to side thoroughfare, hardwood and glazed door leading to;

#### ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, under stairs cupboard.

#### CLOAKROOM/WC

Low level WC and wash hand basin, radiator, UPVC sealed double glazed window, tiled throughout.



#### LOUNGE

16' 0" x 13' 4" (4.88m x 4.06m) UPVC sealed double glazed bow window, double radiator, TV point, display fire surround, glazed double doors to;

#### DINING ROOM

10' 0" x 9' 7" (3.05m x 2.92m) Radiator, Sealed double glazed sliding patio doors to rear garden.











## KITCHEN/BREAKFAST ROOM

14' 7" x 9' 6" (4.45m x 2.90m) Comprising one and a half bowl sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, wall mounted glazed display cabinet, range cooker space with extractor fan over, door to side aspect, UPVC sealed double glazed window, double radiator, serving hatch to dining room, under stair recess shelving.

## UTILITY ROOM

8' 4" x 5' 0" (2.54m x 1.52m) Work surface with utility space under with plumbing for washing machine, fridge/freezer space, wall mounted eye level cupboards, tiled flooring.

## CONSERVATORY

10' 0" x 9' 5" (3.05m x 2.87m) UPVC sealed double glazed windows and door to rear garden, glazed door to side thoroughfare with gated access to front aspect.

## FIRST FLOOR LANDING

Access to loft space, double radiator.

## BEDROOM 1

13' 7" x 12' 3" (4.14m x 3.73m) Double radiator, UPVC sealed double glazed window. matching fitted wardrobes, dressing table and bedside cabinets

## BEDROOM 2

12' 4" x 8' 4" (3.76m x 2.54m) Radiator, UPVC sealed double glazed window, recess dressing table, fitted wardrobes.

## BEDROOM 3

9' 7" x 8' 9" (2.92m x 2.67m) Radiator, fitted wardrobes, UPVC sealed double glazed window with open countryside side views.

## BEDROOM 4

7' 1" x 6' 9" (2.16m x 2.06m) Radiator, UPVC sealed double glazed window, fitted wardrobe.

## BATHROOM

8' 1" x 6' 6" (2.46m x 1.98m) Four piece suite comprising spa paneled bath, tiled corner shower unit, vanity sink unit and low level WC, heated towel rail, tiled throughout, UPVC sealed double glazed window.

## OUTSIDE

Open plan garden to front and side block paved driveway leading to garage with up and over door. Private enclosed garden to rear comprising patio seating area and lawns with well stocked evergreen and floral borders, further side patio area leading to gated access to front aspect.















## 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.

## MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

## 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.

## EPC RATING

C

## TENURE

Freehold

## COUNCIL TAX BAND

Blaby D

## 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.

## PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



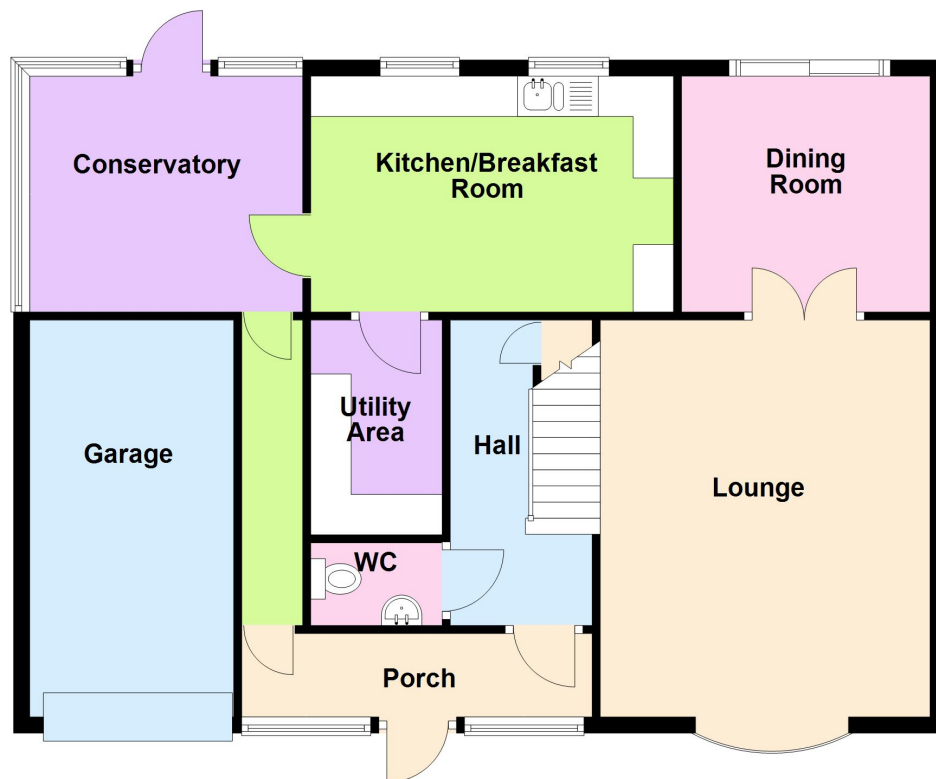




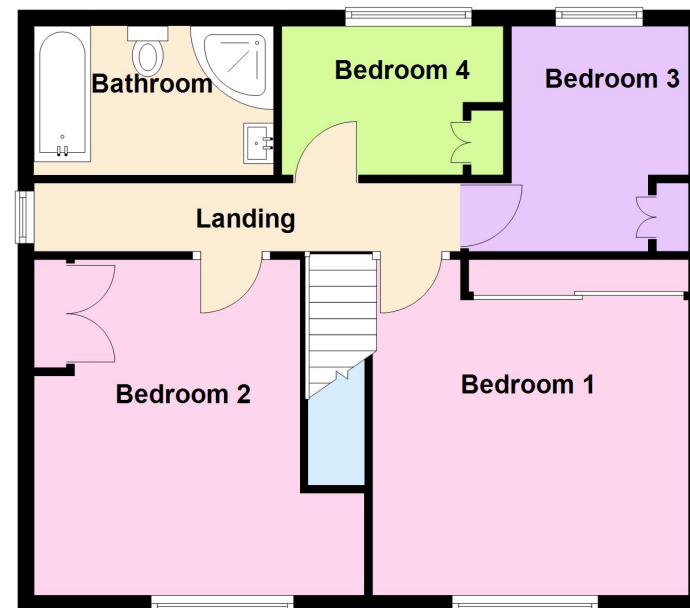




**Ground Floor**



**First 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



