



105 Hungarton Boulevard, Leicester LE51DF

MOORE
& YORK



Property at a glance:

- Well Appointed & Presented Home
- Three Bedrooms
- Gas Central Heating & D\G
- Popular Location
- Off Road Parking
- Ideal Family Home
- Viewing essential
- Parking

£285,000 Freehold



We are pleased to offer for sale this nicely presented three bedroomed family home situated within easy access of all local facilities and within a short drive of the Leicester City Centre where a more comprehensive range of facilities are available. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, kitchen/dining room with built in cooker and hob and to the first floor three bedrooms and shower room and stands with off road parking and lawns to front with further patio and lawns to rear with feature panelled cabin ideally suited for entertainment. The property would ideally suit the young and growing family and we highly recommend an early viewing

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, hardwood door leading to;

LOUNGE

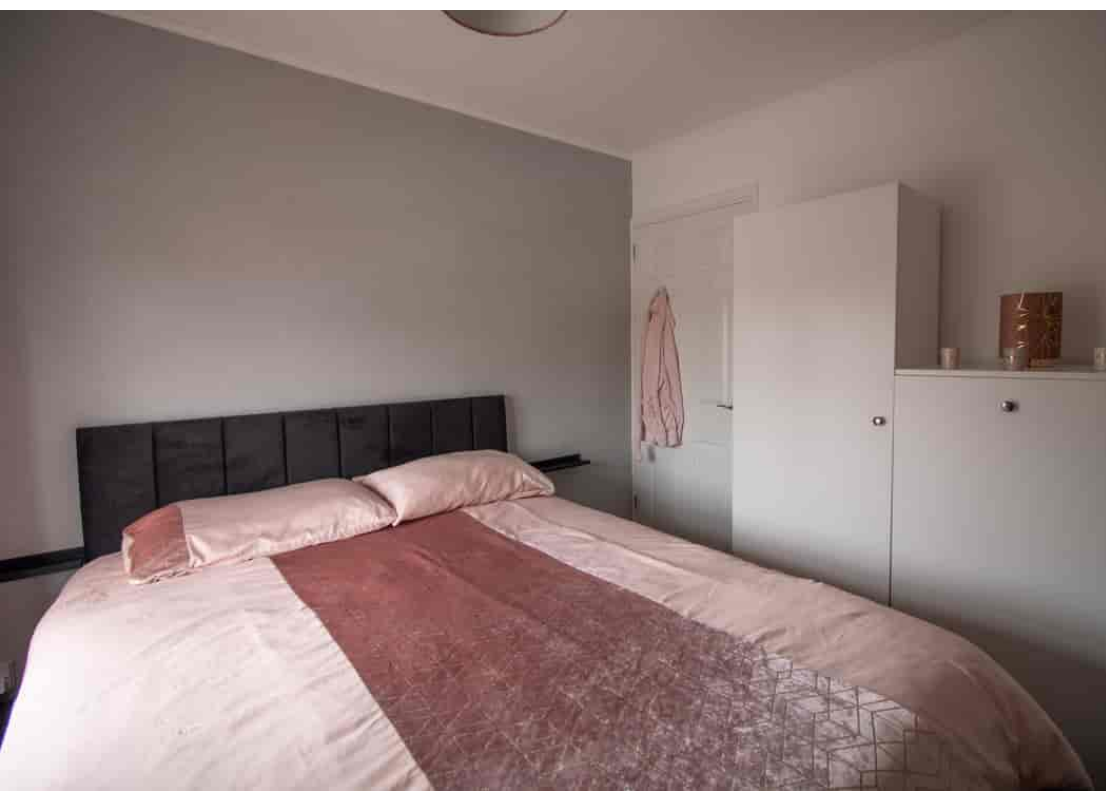
14' 6" x 11' 8" (4.42m x 3.56m) Real flame effect gas fire, TV point, radiator, UPVC sealed double glazed window, under stairs cupboard.

KITCHEN/DINING ROOM

18' 7" x 7' 10" (5.66m x 2.39m) Comprising one and a half bowl sink unit with cupboard under, matching range of base units with work surfaces over with matching up turn and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece ceramic hob with extractor over set in stainless hood with easy wipe splash back, plumbing for washing machine, UPVC sealed double glazed window and door to rear aspect.

FIRST FLOOR LANDING

Access to loft space.





BEDROOM 1

10' 6" x 9' 7" (3.20m x 2.92m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

10' 0" x 9' 5" (3.05m x 2.87m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

8' 11" x 6' 11" (2.72m x 2.11m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

9' 5" x 4' 10" (2.87m x 1.47m) Three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, easy wipe splash backs, UPVC sealed double glazed window, heated towel rail. shelved cupboard housing central heating boiler.

OUTSIDE

Off road parking and lawns to front with patio and lawn garden to rear with timber cabin with power and light and panelled interior ideally suited for entertainment.

SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with UPVC sealed units.

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.

TENURE

Freehold

COUNCIL TAX BANDING

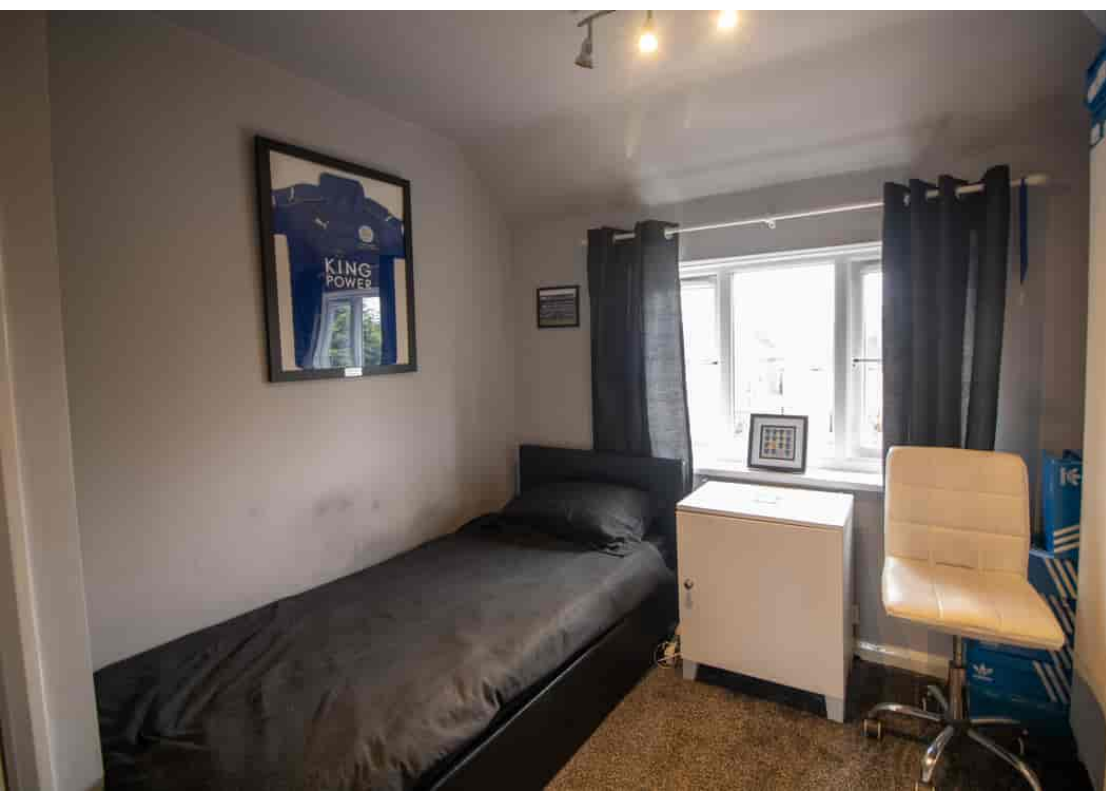
Leicester A

FLOOR PLANS

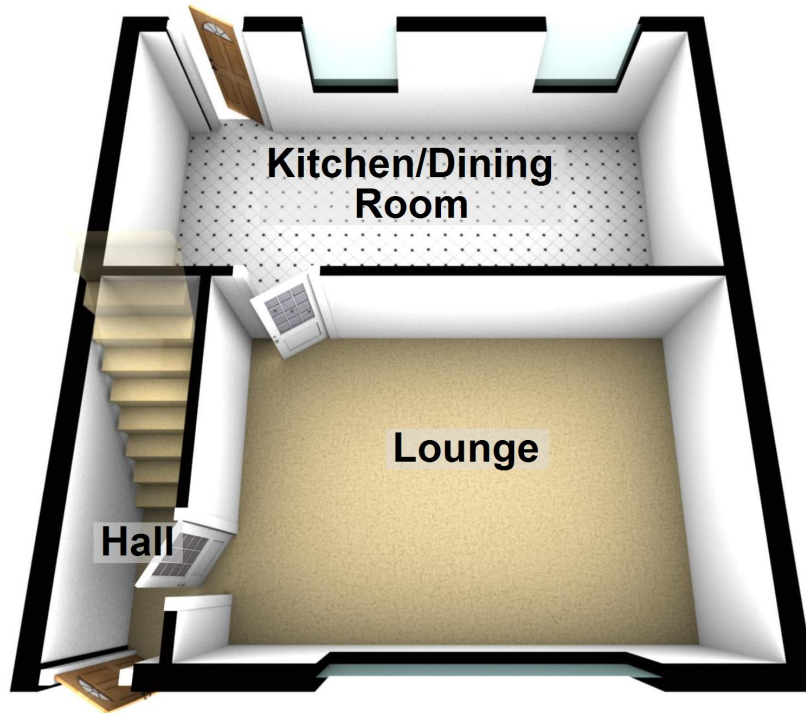
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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



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

