



284 Melton Road, Leicester LE47PB

MOORE
& YORK



Property at a glance:

- Established Extended Detached Family Home
- Lounge, Sitting Room & Dining Room
- Easy Access Shopping, Schooling & Places of Worship
- Three Bedrooms & Four Piece Bathroom
- Gardens Front and Rear
- No Onward Chain

Asking Price £290,000 Freehold



Established extended detached family home situated in a popular location within easy access of all local facilities including shopping, schooling and places of worship. 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, lounge, sitting room, dining room and kitchen and to the first floor three bedrooms and four piece bathroom and stands with gardens to front and rear with side parking leading garage to rear. The property offers great potential as requires upgrading throughout and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE PORCH

Hardwood and glazed door leading to;

ENTRANCE HALL

Radiator, UPVC sealed double glazed window, under stairs cupboard, stairs leading to first floor accommodation.

LOUNGE

14' 2" x 12' 0" (4.32m x 3.66m) Radiator, UPVC sealed double glazed circular bay window.

SITTING ROOM

12' 0" x 11' 3" (3.66m x 3.43m) Radiator, UPVC sealed double glazed window, archway leading to;



DINING ROOM

12' 6" x 8' 11" (3.81m x 2.72m) Radiator, UPVC sealed double glazed French doors to rear garden

KITCHEN

17' 6" x 6' 9" (5.33m x 2.06m) Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, wall mounted gas boiler, radiator, UPVC sealed double glazed window, UPVC door to side aspect.

FIRST FLOOR LANDING

UPVC sealed double glazed window.

BEDROOM1

14' 2" x 12' 0" (4.32m x 3.66m) Radiator, UPVC sealed double glazed window



BEDROOM 2

12' 1" x 11' 2" (3.68m x 3.40m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

7' 0" x 6' 11" (2.13m x 2.11m) Radiator, UPVC sealed double glazed window.

BATHROOM

8' 2" x 6' 11" (2.49m x 2.11m) Four piece suite comprising easy wipe shower cubicle, free standing soaker bath with shower attachment, Vanity sink unit and low level WC, heated towel rail, UPVC sealed double glazed window

OUTSIDE

Patio garden to front and side driveway providing parking leading to gated access for a small car to a rear garage. Patio and lawns to rear.

VIEWING

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

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.

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

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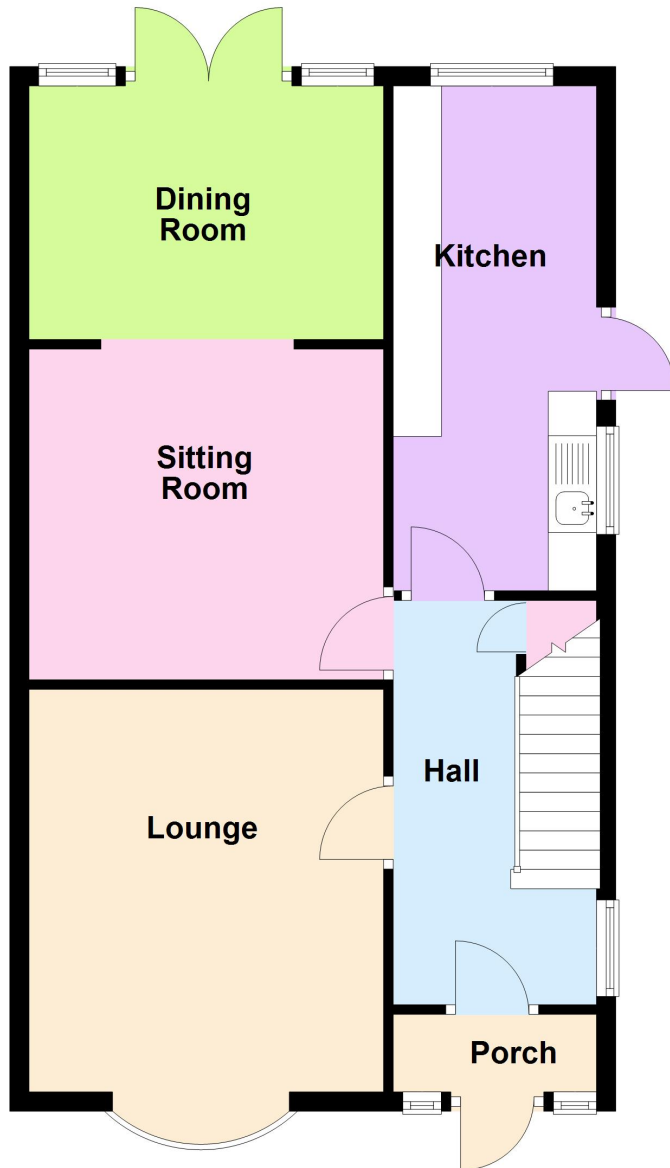
COUNCIL TAX BAND

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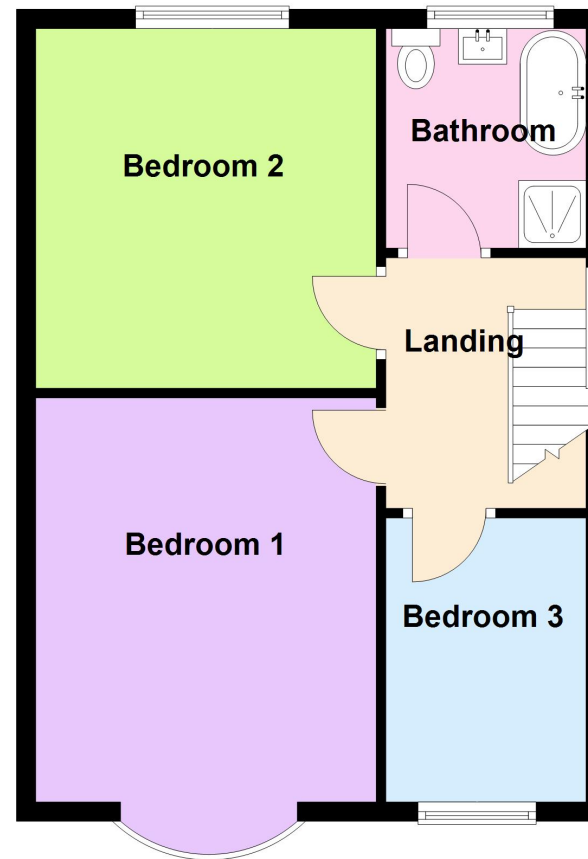
IMPORTANT INFORMATION

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



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

