



34 Bramcote Road, Leicester LE32ED

MOORE
& YORK



Property at a glance:

- Recently Refurbished Semi Detached Family Home
- Newly Fitted Kitchen & Utility Room
- Newly Fitted Cloakrooms & Family Bathroom
- Spacious Open Plan Lounge/Dining Room
- Easy Access All Local Facilities
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Three Bedrooms & Loft Room
- Ample Block Paved Parking & Garage
- Viewing Essential

Asking Price £325,000 Freehold



Recently fully refurbished spacious Gable fronted bay window home situated in this popular location offering easy access to all local facilities and places of worship and within a short drive of the popular Fosse Park Retail Centre, the M1/M69 road network offering excellent transport links and the lovely countryside walks provided by Everards and Aylestone meadows. The property has undergone an extensive range of improvements to include newly fitted kitchen, utility room, downstairs and upstairs cloakrooms and family bathroom, redecoration and new floor coverings throughout while retaining character features comprising original style doors, picture rails, wall cladding and leaded light front door. The well planned spacious, centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, reception hall, lounge area, dining area, kitchen, utility room and cloakroom/WC and to the first floor three double bedrooms, separate WC, three piece family bathroom and stands with ample block paved parking leading to side garage and easily maintainable garden to rear. The property would ideally suit the growing family and an internal inspection is essential to appreciate the standard of accommodation provided

DETAILED ACCOMMODATION

Double doors leading to

ENTANCE PORCH

Hardwood and leaded light stained picture glazed door leading to

RECEPTION HALL

Parquet flooring, stairwell leading to first floor accommodation, V-shaped UPVC sealed double glazed window, under stairs cupboard, half wall cladding, double radiator

LOUNGE/DINING ROOM



LOUNGE AREA

15' 1" x 11' 7" (4.60m x 3.53m) UPVC sealed double glazed bay window with inset bay radiator. TV point, picture rail

DINING AREA

14' 11" x 13' 0" (4.55m x 3.96m) Double radiator, picture rail, UPVC sealed double glazed patio doors to rear garden





Range hood with stainless steel finish and control buttons.

Hotpoint oven with digital display and control knobs.

Vertical white radiator with pipes at the base.

Open doorway leading to a room with a wooden floor and a door with stained glass windows.

KITCHEN

11' 11" x 9' 11" (3.63m x 3.02m) Newly fitted in soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, corner eye level cupboard, fitted shelved cupboard, vertical radiator, UPVC sealed double glazed window, tiled splash backs, inset spotlights

UTILITY ROOM

9' 0" x 9' 0" (2.74m x 2.74m) Inset sink with mixer tap over and cupboards under, work surface with utility space under with plumbing for washing machine, complementary wall mounted eye level cupboard, private door to garage, inset spotlights, UPVC sealed double glazed door to rear garden

CLOAKROOM/WC

2-in 1 toilet and sink with soft close seat with waterfall mixer tap over, radiator, UPVC sealed double glazed window

FIRST FLOOR LANDING

UPVC sealed double glazed window, radiator, original fitted cupboard

BEDROOM 1

15' 3" x 12' 0" (4.65m x 3.66m) Double radiator, fitted wardrobes, UPVC sealed double glazed bay window

BEDROOM 2

13' 0" x 11' 11" (3.96m x 3.63m) Double radiator, UPVC sealed double glazed window, fitted wardrobes, picture window

BEDROOM 3

8' 7" x 8' 1" (2.62m x 2.46m) Radiator, UPVC sealed double glazed windows, picture rail

FAMILY BATHROOM

8' 2" x 7' 3" (2.49m x 2.21m)

CLOAKROOM/WC

2-in-1 toilet and sink with soft close seat and waterfall mixer tap, UPVC sealed double glazed window, radiator

OUTSIDE

Block paved driveway to front providing ample parking leading to side garage (15' 10 x 9'4) with power and light. Easily maintainable garden to rear comprising sectional raised decked area with Pagoda over and lawns with evergreen borders









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.



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

COUNCIL TAX BANDING

Leicester C

EPC RATING

TBC



IMPORTANT INFORMATION

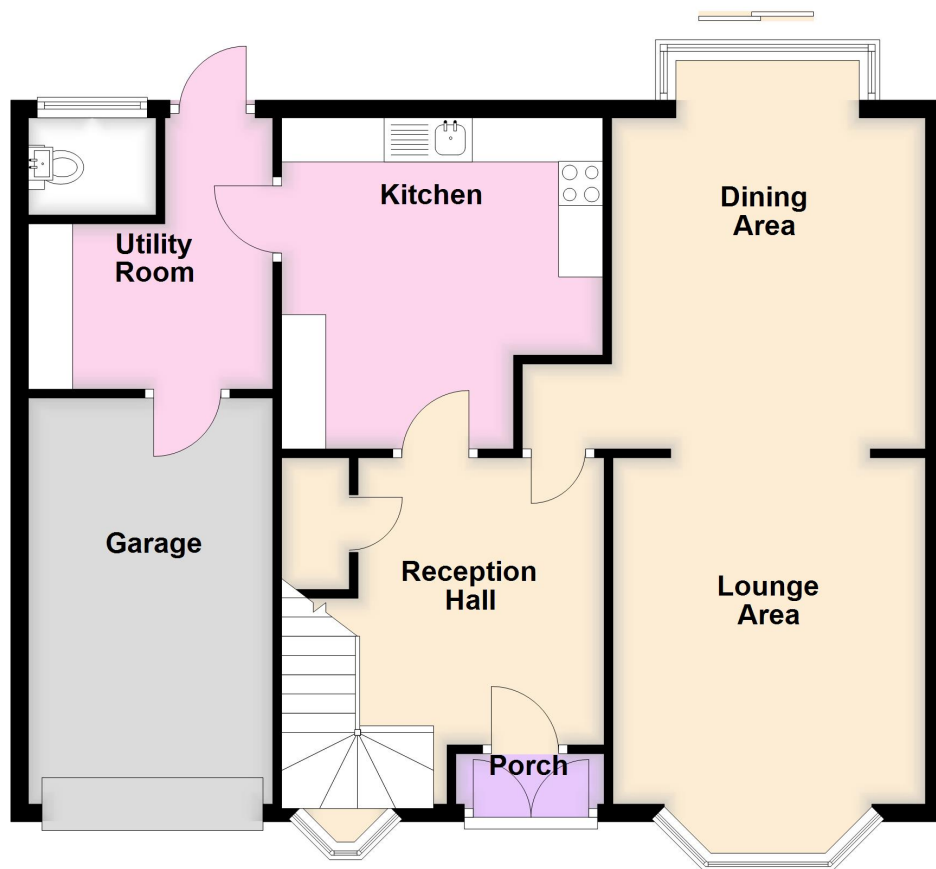
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.





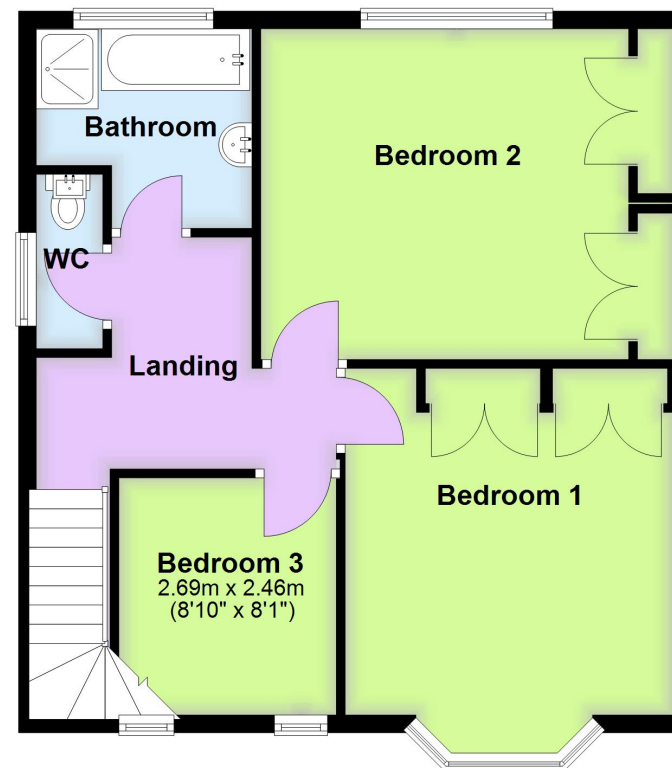
Ground Floor

Approx. 80.1 sq. metres (861.8 sq. feet)



First Floor

Approx. 56.3 sq. metres (606.1 sq. feet)



Total area: approx. 136.4 sq. metres (1467.9 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 â€” 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

