

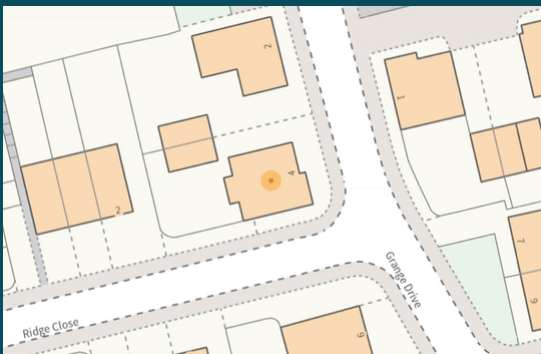


Plot 2

4 Grange Drive, Burton On The Wolds

MOORE  
& YORK





### Property at a glance:

- Available for immediate move in
- William Davis show home
- Popular village location
- Four bedroom property
- Home Working Space
- Upgraded specification throughout
- Landscaped gardens
- Professional interior decor
- Driveway and single garage
- Viewing recommended

**£514,950 Freehold**



Reserve now for just £90! A fantastic example of the 'Loxley' one of the most popular William David house types, made for modern living styles and just released for sale as the very last plot on this popular development. On the ground floor, you'll find a generous lounge to the front elevation, as well as a home office and a bright, open plan living kitchen with seating and dining area complete with french doors, so on warm days you can step straight out and enjoy the patio and garden. There's a useful utility room, downstairs cloakroom and storage too. On the first floor, you'll find a luxurious principal bedroom with walk-in wardrobe and an en-suite shower room, plus three more good sized bedrooms and a spacious modern family bathroom with bath and separate shower cubicle. Outside the driveway leads to a single garage with access off to the West-facing rear garden which is turfed with patio space.

### HONEYSUCKLE RISE - BURTON ON THE WOLDS

William Davis; "Situated in north Leicestershire, just three miles from Loughborough, Honeysuckle Rise is our latest development nestled in a stunning countryside setting. With beautiful village views and the hustle and bustle of vibrant cities nearby, Honeysuckle Rise offers the best of both town and country living. Burton on the Wolds has something for everyone, with plenty to see and do right on your doorstep. From schools, nurseries and churches to cafes, restaurants, salons and barbers, most of life's essentials are all within a 10-minute drive of your new home. So, whether you're a couple, growing family or looking to downsize to a more peaceful location, there is something for everyone at Honeysuckle Rise".



### EPC RATING INFORMATION

The property has an EPC rating of 'B' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.

### PART EXCHANGE AND ASSISTED MOVE

Part exchange and Assisted move offers will be considered. A part exchange is on the basis that the value of the home you are selling does not exceed 70% of the value of the home you are wishing to purchase.

Please call us to arrange a valuation of your home should you wish to consider either option.











## PHOTOGRAPHY

Where possible we endeavor to use images of the actual plot for sale however on some occasions this is not possible and internal or external images may be of a similar plot or house type.

## FRONTAGE, DRIVEWAY & GARAGE

The property's frontage is laid to landscaped planting with paved pathway to the canopied front porch, railings to the perimeter and a gate leads at the side of the house to the rear garden. The driveway is laid to block paving and leads to the single garage which has internal lighting, power and externally, an electric vehicle charger.

## CANOPY PORCH

With outside light point and access to:

## HALL

3.87m x 2.20m (12' 8" x 7' 3") With stairs to the first floor and useful under-stairs storage, ceiling lighting, radiator and composite door with Upvc side screens to the front elevation.

## GROUND FLOOR WC

2.28m x 1.12m (7' 6" x 3' 8") With two-piece suite in white, ceiling light, radiator, extractor fan and Upvc window to the side elevation.

## HOME OFFICE/STUDY

2.28m x 1.95m (7' 6" x 6' 5") An essential space in today's working world, with Upvc window to the front elevation, ceiling light point and central heating radiator.

## LOUNGE

4.81m x 3.49m (15' 9" x 11' 5") With Upvc window to the front elevation, ceiling light point, multi-media socket and central heating radiator.

## LIVING KITCHEN/ DINING

8.18m x 3.65m (26' 10" x 12' 0" ave) An impressive multi purpose room with ample room for seating, dining and, of course, cooking within the fully fitted kitchen space which features excellent storage, built-in oven/hob/extractor and integrated dishwasher and fridge/freezer, lots of worktop space and Upvc window to the rear elevation. The dining and seating areas are really flexible and offer a further window, two radiators and a Upvc box bay which allows a huge amount of light into the space.

## UTILITY ROOM

2.43m x 1.81m (8' 0" x 5' 11") With full length worktop and space for two appliances, wall mounted boiler, additional sink, ceiling light, radiator and Upvc door to the side elevation.

## FIRST FLOOR LANDING

5.44m x 1.99m (17' 10" x 6' 6") A spacious and welcoming first floor area with Upvc window to the front elevation, ceiling lighting, built in airing cupboard and loft access hatch.

## MASTER BEDROOM

3.7m x 3.50m (12' 2" x 11' 6") With Upvc window to the front elevation, walk in wardrobe (1.49m x 1.15m) with lighting, shelf and rails. Ceiling lighting, radiator and door off to:















### EN-SUITE SHOWER ROOM

2.25m x 1.49m (7' 5" x 4' 11") With three piece suite comprising shower cubicle, wash-basin and close coupled WC plus towel radiator, ceiling lighting and extractor fan.

### BEDROOM TWO

3.49m x 3.13m (11' 5" x 10' 3") With fitted double wardrobe, ceiling lighting, radiator and Upvc window overlooking the rear garden.

### BEDROOM THREE

3.98m x 2.11m (13' 1" x 7' 0") With built-in wardrobe off, ceiling light point, radiator and Upvc window to the rear elevation.

### BEDROOM FOUR

2.92m x 2.54m (9' 7" x 8' 4") With ceiling lighting, radiator and Upvc window to the front elevation.

### FAMILY BATHROOM

2.50m x 2.42m (8' 2" x 7' 11") With four piece suite including a bath, corner shower, wash-basin and close coupled WC and with towel radiator, ceiling lighting, extractor fan and Upvc window to the side elevation.



### REAR GARDENS

West facing so ideal for after work relaxation and entertaining with turfing throughout, paved patio space, fencing/walling to the boundaries and gated access to the driveway and garage.

### ANNUAL SERVICE CHARGE

An annual service charge is payable for the maintenance of open green spaces. The yearly cost is (approximately) £345 per property.

### 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.



### PLOT & FLOOR PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details 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. 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.





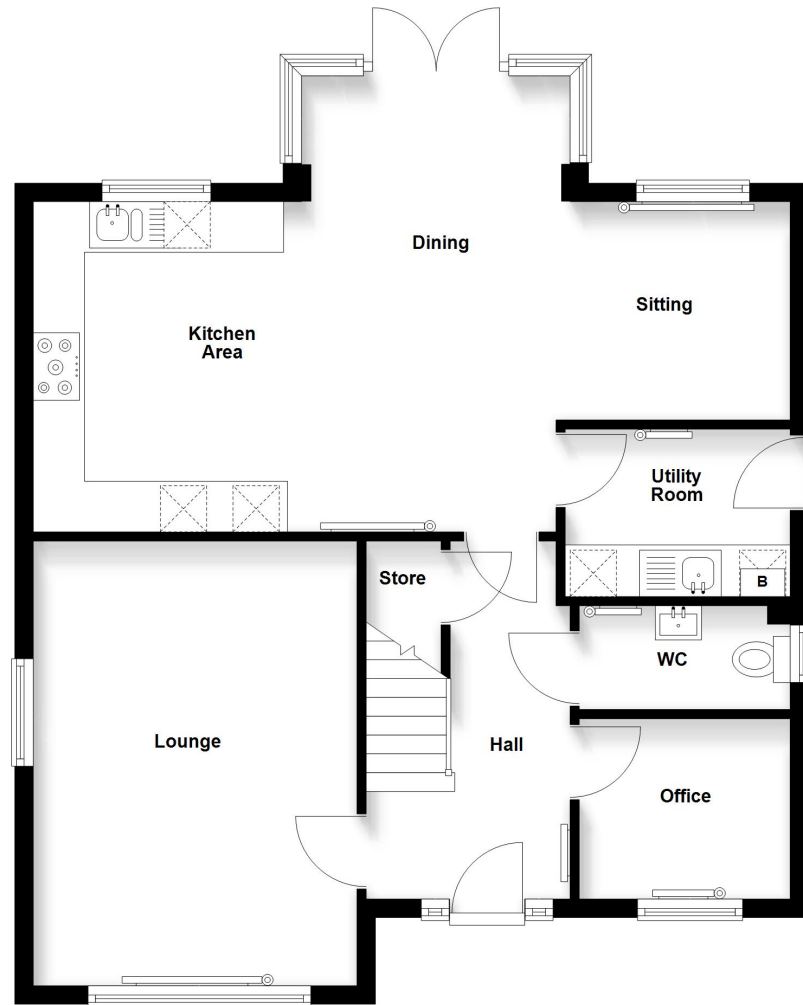






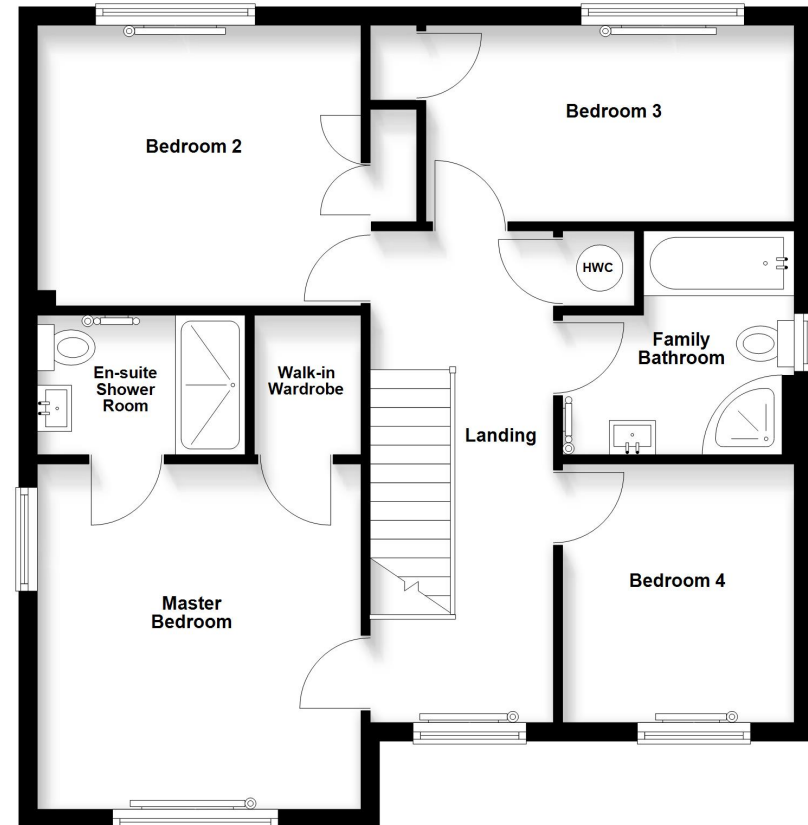
### Ground Floor

Approx. 750.5 sq. feet



### First Floor

Approx. 705.6 sq. feet



Total area: approx. 1456.1 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 "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



