



10 Jessop Close, Leicester LE39BY

MOORE  
& YORK





### Property at a glance:

- Well Appointed & Presented Bungalow
- Newly Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Easy Access Glenfield Hospital & Major Road Networks
- Easily Maintainable Well Presented Gardens
- Viewing Essential
- Gas Heating, Solar Panels & Double Glazing

£240,000 Freehold



Well appointed and presented semi detached bungalow situated in a cul-de-sac location offering easy access to local facilities and within a short drive of Glenfield Hospital, the Western bypass offering excellent transport links and the Leicester City Centre. The property has been improved with great care and attention by the present owners and the well planned centrally heated, solar paneled and double glazed accommodation briefly comprises entrance porch, entrance hall, lounge/dining room, recently re-fitted kitchen with integrated appliances, two double bedrooms and shower room and stands with parking to front and easily maintainable gardens to rear. We highly recommend an internal viewing to appreciate the calibre of accommodation provided.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to;

#### ENTRANCE PORCH

UPVC sealed double glazed door with matching side panel leading to:

#### ENTRANCE HALL

Airing cupboard housing central heating boiler.



### LOUNGE/DINING ROOM

19' 3" x 14' 10" (5.87m x 4.52m) UPVC sealed double glazed window, wood paneled flooring, radiators, TV point, UPVC sealed double glazed sliding patio door to rear garden, archway leading to;











## KITCHEN

9' 10" x 8' 5" (3.00m x 2.57m) Recently refitted in a range of soft close units comprising sink unit with mixer tap over and cupboards under, matching range of base units with butcher block work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, integrated fridge/freezer and dishwasher, built in oven, microwave and four piece ceramic hob with angled extractor fan over, tiled splash backs, UPVC sealed double glazed window, plumbing for washing machine.

## BEDROOM 1

14' 9" x 9' 10" (4.50m x 3.00m) Radiator. UPVC sealed double glazed window, fitted wardrobes.

## BEDROOM 2

15' 3" x 7' 6" (4.65m x 2.29m) Radiator, UPVC sealed double glazed window.

## SHOWER ROOM

6' 10" x 5' 8" (2.08m x 1.73m) Three piece suite comprising walk in tiled shower cubicle, vanity sink unit and low level WC, UPVC sealed double glazed window, heated towel rail, access to loft space.

## OUTSIDE

Driveway to front providing parking and open plan graveled area. Nicely presented easily maintainable garden to rear comprising patio area, artificial lawns and decking.

## 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

A

## COUNCIL TAX BAND

Leicester B

## 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. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

## 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

Approx. 57.2 sq. metres (615.7 sq. feet)



Total area: approx. 57.2 sq. metres (615.7 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



