



9 Foxglove Close, Leicestershire, LE127GN

MOORE  
& YORK



### Property at a glance:

- Three Bedroom Semi Detached
- Popular Charnwood Village
- Close to Amenities
- Leisure Centre Nearby
- Driveway And Car Port
- Conservatory Extension
- Upvc Double Glazed
- Modern Central Heating
- Great Access For Commuting
- NO UPWARD CHAIN!

£235,000 Freehold



Offered with NO UPWARD CHAIN, this three bedroom semi detached home is situated in this very popular location within walking distance of Soar Valley leisure centre, village amenities, primary school and countryside. The Upvc double glazed living spaces include an entrance hall, lounge, kitchen diner and family bathroom plus rear conservatory with the exterior featuring gardens to front and rear and driveway parking leading under the car port. Ideally positioned for access to Loughborough and Leicester via the A6 and travel further afield including rail and air travel.

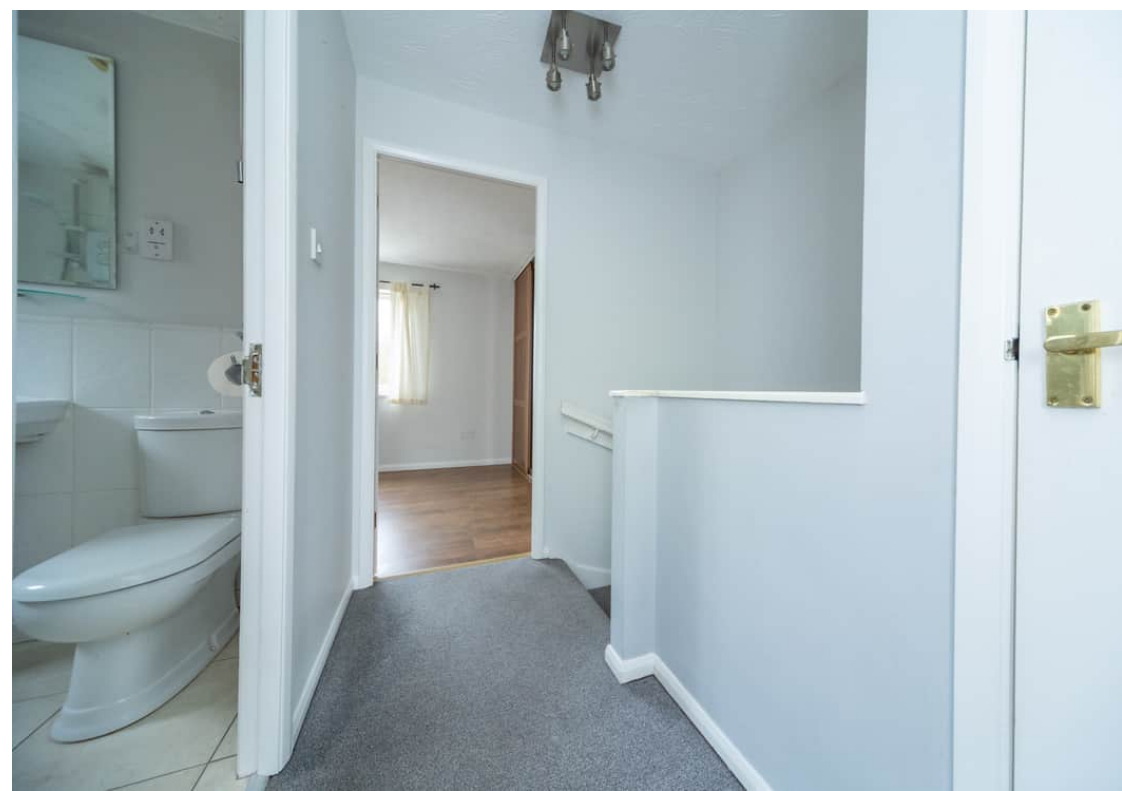
### MOUNTSORREL

Mountsorrel is a popular residential location being well placed for access to Leicester City centre, which is a major centre of employment and offers a comprehensive range of amenities therein as well as to the University town of Loughborough and the M1 motorway via the western distributor road. The combined centres of Rothley, Mountsorrel and Quorn offer a good range of neighbourhood amenities to

include shopping, schooling, various pubs and restaurants and recreational pursuits.

### EPC RATING

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





## FRONTAGE AND DRIVEWAY

The frontage is mainly laid to lawn with planting to the front corner and to the side a driveway provides parking for two cars leading under the car port thence gated access to the rear garden.

## ENTRANCE HALL

2.07m x 1.06m (6' 9" x 3' 6") Door with decorative window inset to the front elevation, ceiling light point, central heating radiator, stairs to the first floor and door at the side to:

## LOUNGE

4.86m x 2.99m (15' 11" x 9' 10") - min. Recess with radiator and full length cover, wall mounted electric feature fire, Upvc double glazed window to the front elevation, ceiling light point plus Tv and telephone points. Door at the rear to:

## KITCHEN DINER

4.19m x 2.77m (13' 9" x 9' 1") With built in under-stairs pantry off having internal shelving and light. Fitted base and eye level units with work surfaces and tiled splash-backs. Space for appliances, modern baxi

central heating boiler, consumer unit, two ceiling light point and central heating radiator. Partially glazed door leading rearwards to:

## UPVC CONSERVATORY

3.75m x 3.04m (12' 4" x 10' 0") Full height Upvc with french doors to the side, single pitch polycarbonate roofing.

## FIRST FLOOR LANDING

2.64m x 1.99m (8' 8" x 6' 6") With over-stairs Airing Cupboard having pre-lagged hot water cylinder and shelving, loft access hatch, ceiling light point and access to all three bedrooms and the bathroom.

## MASTER BEDROOM

4.19m x 2.84m (13' 9" x 9' 4") With Upvc window overlooking the garden, central heating radiator, ceiling light point, fitted full length wardrobes with sliding doors and modular storage within plus match bedsides and wall storage.

## BEDROOM TWO

3.05m x 1.94m (10' 0" x 6' 4") With Upvc window to the front elevation,

central heating radiator and ceiling light point.

## BEDROOM THREE

2.18m x 2.16m (7' 2" x 7' 1") With Upvc window to the front elevation, central heating radiator and ceiling light point.

## BATHROOM

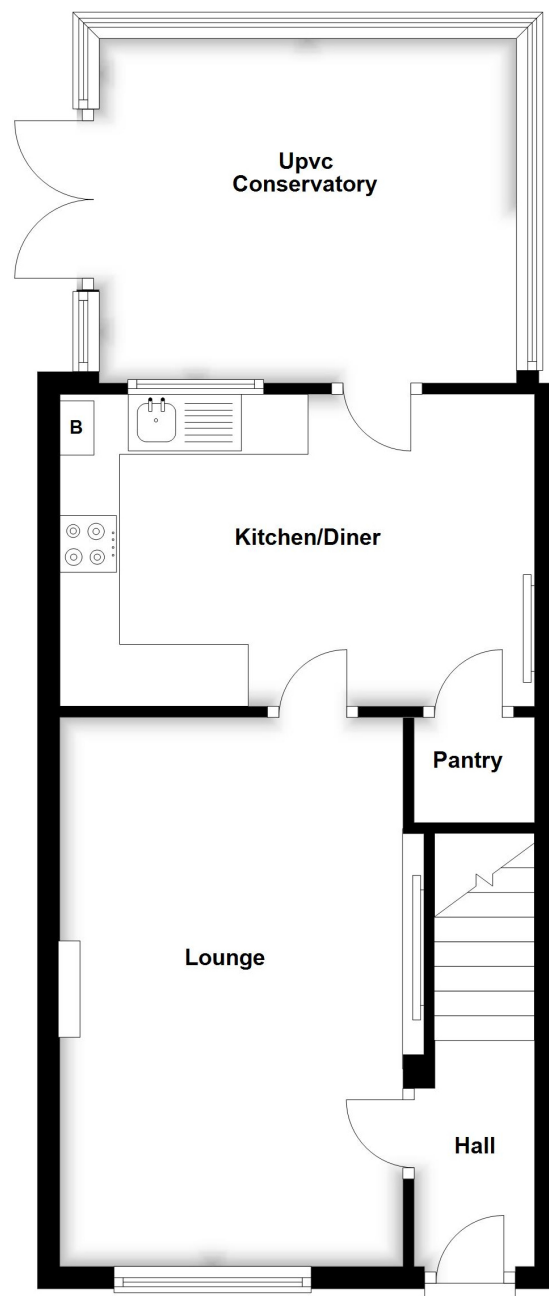
2.16m x 1.76m (7' 1" x 5' 9") Having a three piece suite comprising 'P' shaped shower bath with mixer, curved glass shower screen and electric shower unit plus pedestal wash basin and close coupled WC with push button flush. White finish towel radiator, ceiling light point, extractor fan and obscure Upvc window to the property's side elevation.

## REAR GARDEN

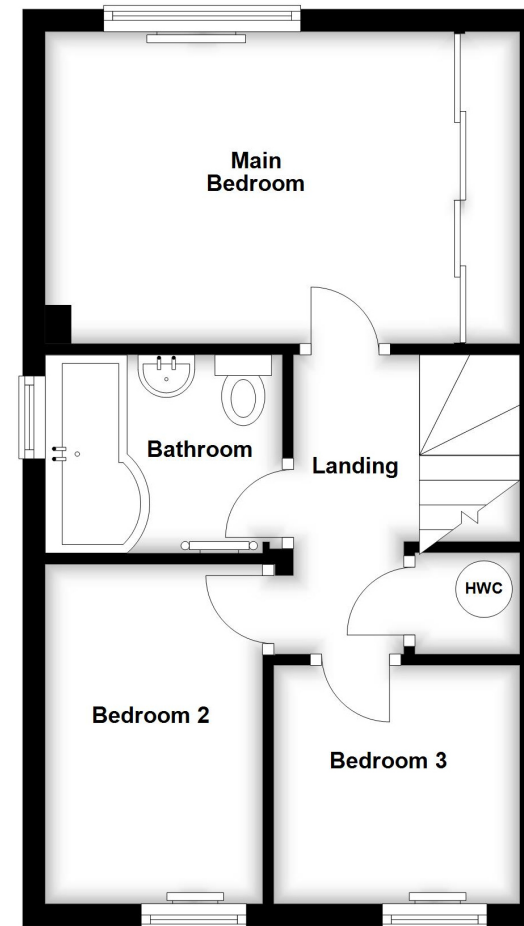
The rear garden is mostly lawned with paving and fencing to the boundaries, access is by gated entry from the car port/driveway.



**Ground Floor**  
Approx. 472.2 sq. feet



**First Floor**  
Approx. 353.9 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 – 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

