



29 Lady Hay Road, Leicester LE39QW

MOORE  
& YORK



### Property at a glance:

- Executive Detached Family Home
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Gas Central Heating & D\G
- Lounge, Dining Room & Kitchen/Breakfast Room
- Ample Parking & Double Garage
- Popular Location
- Ideal Buy For Growing Family

Guide Price £585,000 Freehold



Beautifully presented five bedroom detached executive detached family home situated in heart of this popular residential development offering easy access to local facilities, Glenfield hospital and the western bypass providing a short drive to all major road networks. The spacious well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, cloakroom/WC, lounge, dining room, study, recently refitted kitchen/breakfast room with integrated appliances and utility room and to the first floor master bedroom with en-suite, guest room with en-suite, three further bedrooms and family bathroom and stands with garden to front and rear with double driveway leading to double garage with electricity operated up and over door. This lovely home would ideally suit the young and growing family and we highly recommend an early viewing.

#### DETAILED ACCOMMODATION

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

#### ENTRANCE PORCH

Exposed brickwork, leaded light sealed double glazed door leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, wood block flooring, cloaks cupboard, private door to garage.

#### CLOAKROOM/WC

Low level WC and pedestal wash hand basin, radiator, wood block flooring.

#### LOUNGE

16' 7" x 12' 2" (5.05m x 3.71m) TV point, display fire and surround, radiators, UPVC leaded light double glazed bow window to front aspect, inset spot lights, double doors leading to;

#### DINING ROOM

14' 2" x 8' 10" (4.32m x 2.69m) Inset spot lights, double radiator, UPVC sealed double glazed French door to rear garden.

#### STUDY

8' 6" x 7' 9" (2.59m x 2.36m) Radiator, UPVC sealed double glazed window.





## KITCHEN/BREAKFAST ROOM

16' 6" x 11' 9" (5.03m x 3.58m) Recently refitted in extensive luxury soft close units comprising double stainless steel inset sink unit with mixer tap over, matching range of base units with shimmer quartz work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in Bosch oven and grill and five burner hob with Bosch extractor fan over set in matching hood, glazed wall mounted cupboards, large tiled splash backs, double radiator, inset spot lights, UPVC sealed double glazed French doors and window to rear aspect.

## UTILITY ROOM

7' 9" x 5' 6" (2.36m x 1.68m) Matching eye level units with shimmer quartz work surface with utility space under with plumbing for washing machine, fridge/freezer space, door to side aspect, tiled floor.

## FIRST FLOOR LANDING

Radiator, access to loft space.

## BEDROOM 1

12' 10" x 12' 3" (3.91m x 3.73m) Radiator, UPVC sealed unit double glazed window, built in wardrobes.

## EN-SUITE SHOWER ROOM

Recently refitted luxury three piece suite comprising vanity sink unit set in bathroom unit incorporating low level WC, walk in large tiled natural rainwater shower cubicle with matching splash backs, heated towel rail, UPVC sealed double glazed window.

## BEDROOM 2

12' 2" x 8' 10" (3.71m x 2.69m) Radiator, UPVC sealed unit double glazed window, built in wardrobes.

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, tiled splash backs, UPVC sealed double glazed window, radiator.

## BEDROOM 3

11' 5" x 8' 11" (3.48m x 2.72m) Radiator, UPVC sealed unit double glazed window, built in wardrobes.

## BEDROOM 4

13' 4" x 8' 0" (4.06m x 2.44m) Radiator, UPVC sealed unit double glazed window, built in wardrobes.

## BEDROOM 5

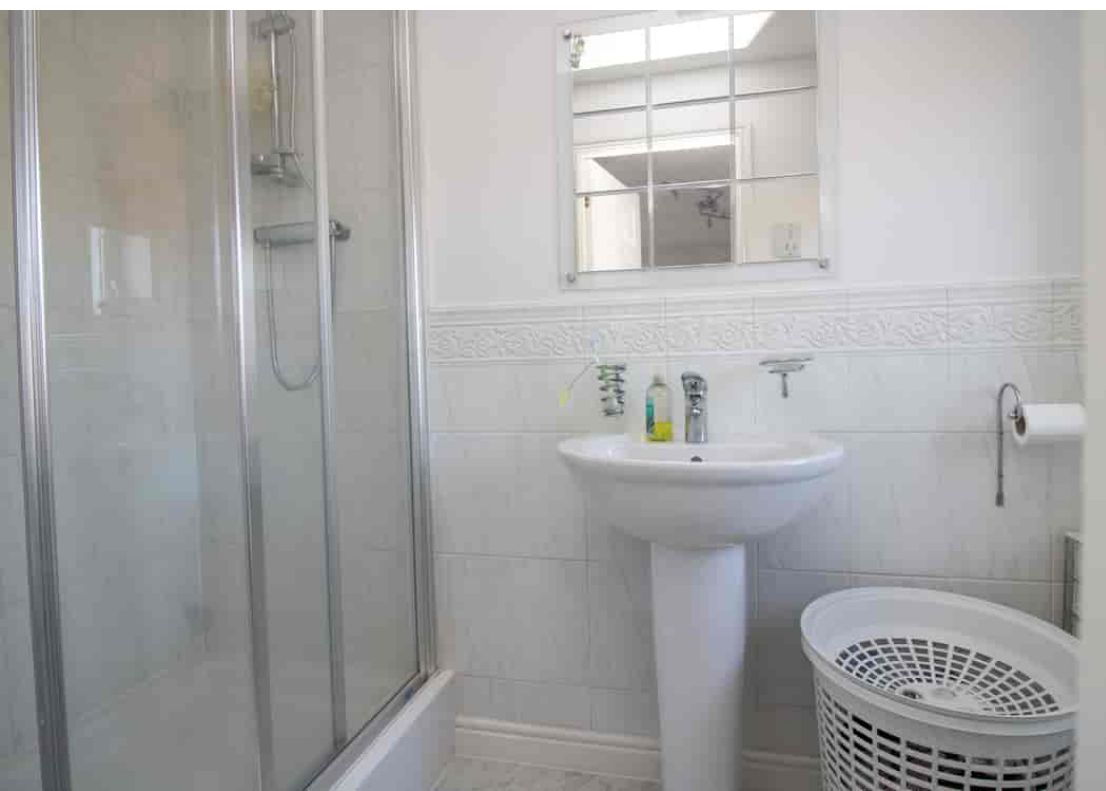
12' 0" x 7' 10" (3.66m x 2.39m) Radiator, UPVC sealed unit double glazed window.

## FAMILY BATHROOM

Four piece suite comprising panelled bath.









## OUTSIDE

Double driveway to front providing ample parking leading to double garage with power and light and electrically operated up and over door. Further open plan lawns to front leading to turning driveway with lawn and evergreen frontage. Patio and lawns to rear fully enclosed by panelled fencing.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed.

## 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.

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.

## TENURE

Freehold

## COUNCIL TAX BAND

Leicester F

## EPC RATING

TBC



## FLOOR PLANS

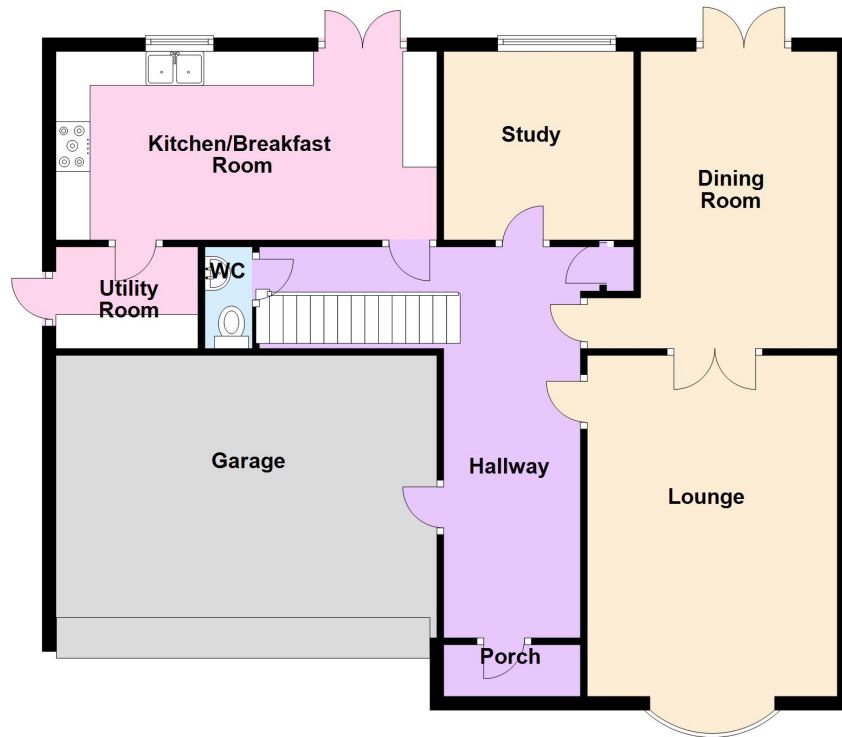
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## IMPORTANT INFORMATION

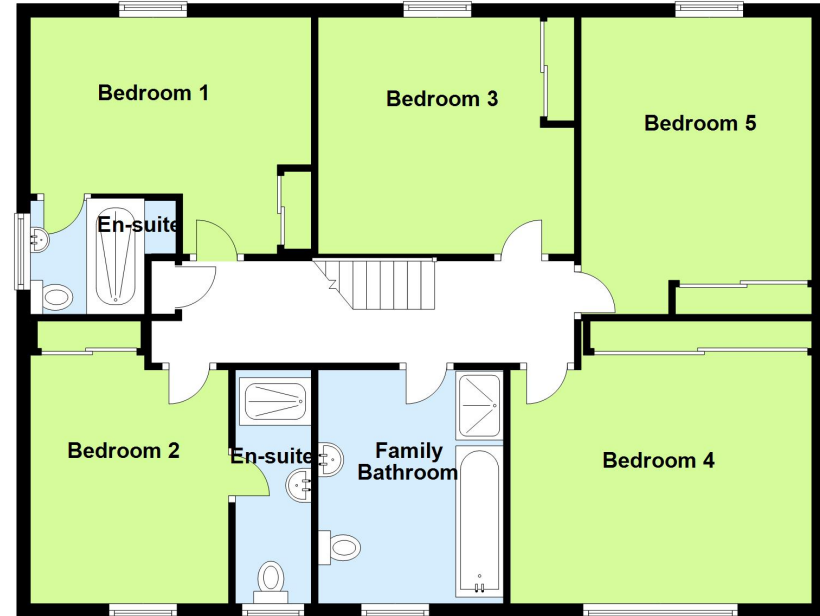
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.



Ground Floor



First Floor



Total area: approx. 202.9 sq. metres (2183.7 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

