



27 Old Church Road

Enderby, Leicester LE192ED

MOORE
& YORK



Property at a glance:

- Well Appointed & Presented Detached Family Home
- Sought After Residential Development
- Easy Access To Fosse Park Retail Centre
- Four Bedrooms
- En Suite & Family Bathroom
- Well Fitted Kitchen With Integrated Appliances
- Lounge & Breakfast Kitchen

Guide Price £435,000 Freehold



Nicely presented modern four bedroom detached family home situated in the heart of this sought after small residential development offering easy access to all local facilities, the popular Fosse Park Retail Centre with its abundance of shops and restaurants, the lovely countryside walks and cycling routes of Everards Meadows and the M1/M69 road junction offering excellent transport links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor reception hall, cloakroom/WC, lounge, dining room, kitchen/breakfast room with integrated appliances, utility room and to the first floor master bedroom with en-suite, three further bedrooms and family bathroom and stands with gardens to front and rear with ample parking and garage to side.

DETAILED ACCOMMODATION

Hardwood and sealed double glazed door leading to;

RECEPTION HALL

Open plan aspect to lounge, stairs leading to first floor accommodation, under stairs cupboard, covered radiator, tiled flooring

CLOAKROOM/WC

Corner sink and low level WC, tiled flooring, UPVC sealed double glazed window



LOUNGE

22' 5" x 11' 3" (6.83m x 3.43m) Radiators, TV point, UPVC sealed double glazed window, UPVC sealed double glazed French doors to rear garden

DINING ROOM

11' 6" x 11' 0" (3.51m x 3.35m) Covered radiator, UPVC sealed double glazed window, tiled flooring, archway leading to





KITCHEN/BREAKFAST ROOM

11' 5" x 11' 2" (3.48m x 3.40m) Fitted in an extensive range of units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over with matching upturn, and drawers and cupboards under, complimentary wall mounted eye level cupboards, integrated dishwasher and fridge/freezer, built in oven and grill and four piece gas hob with extractor fan over set in stainless steel hood with matching splash back, UPVC sealed double glazed window.

UTILITY ROOM

6' 11" x 5' 8" (2.11m x 1.73m) Work surfaces with matching upturn and utility space under with space for washing machine and tumble dryer, concealed central heating boiler, wall mounted cupboards, sealed double glazed door to side aspect.

FIRST FLOOR LANDING

Access to loft space, airing cupboard

BEDROOM 1

12' 3" x 11' 6" (3.73m x 3.51m) Radiator, UPVC sealed double glazed window, built in wardrobes.

EN-SUITE SHOWER ROOM

6' 11" x 5' 8" (2.11m x 1.73m) Three piece suite comprising easy wipe shower cubicle, pedestal wash hand basin and low level WC, radiator, tiled splash backs, UPVC sealed double glazed window.

BEDROOM 2

14' 0" x 11' 6" (4.27m x 3.51m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

11' 4" x 8' 2" (3.45m x 2.49m) Radiator, UPVC sealed double glazed window.

BEDROOM 4

11' 6" x 7' 9" (3.51m x 2.36m) Radiator, UPVC sealed double glazed window.

FAMILY BATHROOM

7' 4" x 5' 7" (2.24m x 1.70m) Three piece suite comprising panelled bath with shower attachment over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window.

OUTSIDE

Evergreen beds to front and patio and lawn garden to rear with tarmac driveway to side providing ample parking leading to garage









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.

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.

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.



COUNCIL TAX BAND

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TENURE

Freehold

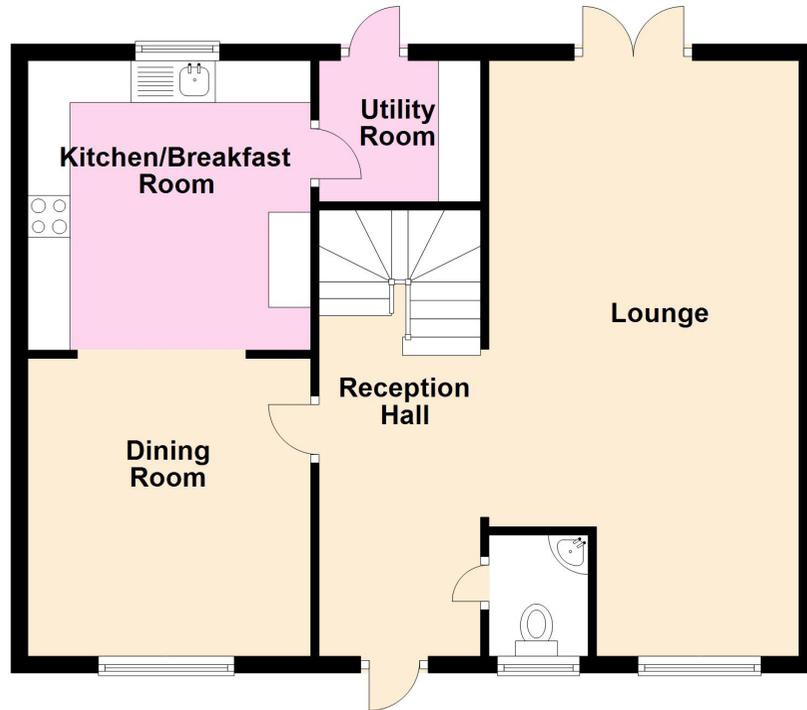
EPC RATING

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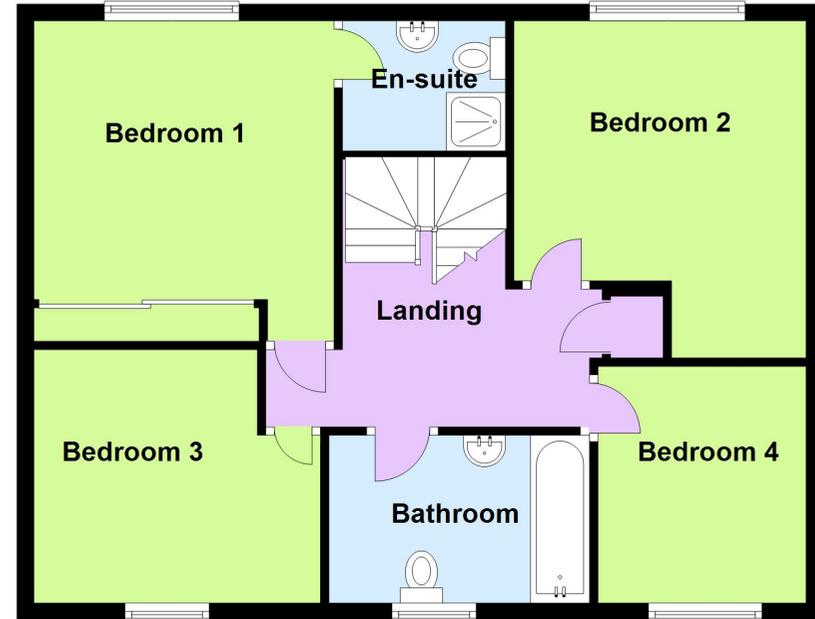
Ground Floor

Approx. 65.2 sq. metres (701.8 sq. feet)



First Floor

Approx. 63.8 sq. metres (687.3 sq. feet)



Total area: approx. 129.0 sq. metres (1389.0 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

