



65 Kestrel Lane

Hamilton, Leicester LE51BH

MOORE
& YORK



Property at a glance:

- Three Storey Family Detached Home
- Four Bedrooms
- Cloakroom/WC, Family Bathroom & En-Suite
- Lounge & Dining Kitchen
- Gas Central Heating & D\G
- Parking & Garage
- Popular Residential Development
- Viewing Essential

Asking Price £355,000 Freehold



Modern FOUR BEDROOM FAMILY HOME situated in the heart of this popular residential development, overlooking an open green, offering its own community atmosphere including local schooling, shopping and leisure facilities. The double glazed and centrally heated accommodation is presented over three floors and briefly comprises to the ground floor ENTRANCE HALL, CLOAKROOM/W/C, LOUNGE, recently re-fitted KITCHEN/DINING ROOM and CONSERVATORY, to the first floor TWO BEDROOMS and FAMILY BATHROOM and to the second floor MASTER BEDROOM with EN-SUITE and FUTURE BATHROOM and stands with gardens to rear with ample parking to side leading to garage. The property would ideally suit the young and growing family and we highly recommend a early viewing.

DETAILED ACCOMMODATION

Sealed double glazed door leading to:

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator.

CLOAKROOM/WC

Low level WC and wash hand basin, radiator.

LOUNGE

14' 8" x 10' 0" (4.47m x 3.05m) Radiator, UPVC sealed double glazed window, display fire and surround.

KITCHEN/DINING ROOM

16' 11" x 8' 0" (5.16m x 2.44m) Recently re-fitted in a range of soft close units comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and five piece gas hob with extractor fan over set in stainless steel hood, underfloor heating, plumbing for washing machine and dishwasher, fridge/freezer space, pull out larder cupboard, UPVC sealed double glazed French door.

CONSERVATORY

15' 10" x 12' 10" (4.83m x 3.91m) Tiled floor, underfloor heating, double bi-fold door.





FIRST FLOOR LANDING

Stairs leading to second floor accommodation, airing cupboard, UPVC sealed double glazed window.

BEDROOM 2

16' 11" x 8' 3" (5.16m x 2.51m) Radiators, UPVC sealed double glazed window.

BEDROOM 3

10' 8" x 7' 0" (3.25m x 2.13m) Radiator, UPVC sealed double glazed window.

FAMILY BATHROOM

10' 6" x 5' 0" (3.20m x 1.52m) Three piece suite comprising panelled bath, vanity sink unit and low level WC, heated towel rail, tiled throughout

SECOND FLOOR LANDING

BEDROOM 1

16' 11" x 15' 8" (5.16m x 4.78m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

EN-SUITE SHOWER ROOM

Three piece suite comprising walk in shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout.

BEDROOM 4

10' 9" x 7' 4" (3.28m x 2.24m) Radiator, UPVC sealed double glazed window.

OUTSIDE

Driveway to side providing parking leading to garage housing central heating boiler. Patio and lawn garden to rear.

SERVICES

All main services are understood to be available. Central heating is gas-fired with under floor heating to ground floor, 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 D

EPC RATING

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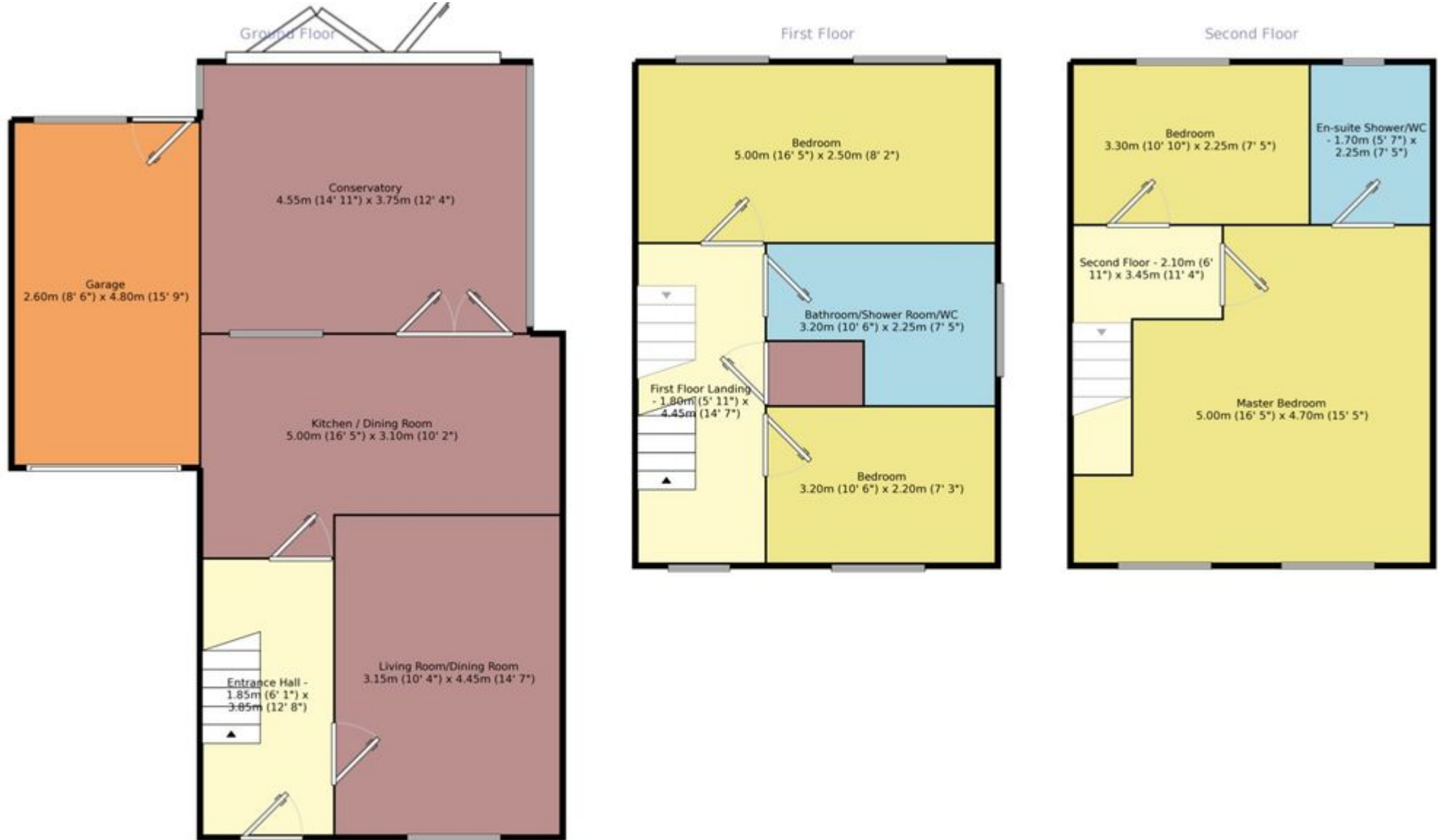
FLOOR PLANS

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





Measurements are approximate. Not to scale. For illustrative purposes only.

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

