



8 Utah Close, Glenfield, Leicester LE38 5SU

MOORE
& YORK



Property at a glance:

- Modern Detached Family Home
- En Suite & Family Bathroom
- Four Bedrooms
- Cul-De -Sac Location
- No Upward Chain
- Gas Central Heating & D\G
- Lounge, Conservatory & Dining Room
- Ample Parking & Garage
- Popular Location

Asking Price £350,000 Freehold



Nicely presented detached family home situated in a cul-de-sac location in the heart of this popular residential development offering easy access to the local facilities of Glenfield. The property is being sold with no upward chain and the well planned recently decorated, centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, spacious conservatory with tiled roof, recently re-fitted kitchen and cloakroom/WC 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 parking and garage to side. The property would ideally suit the young and growing family and we recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, radiator.

LOUNGE

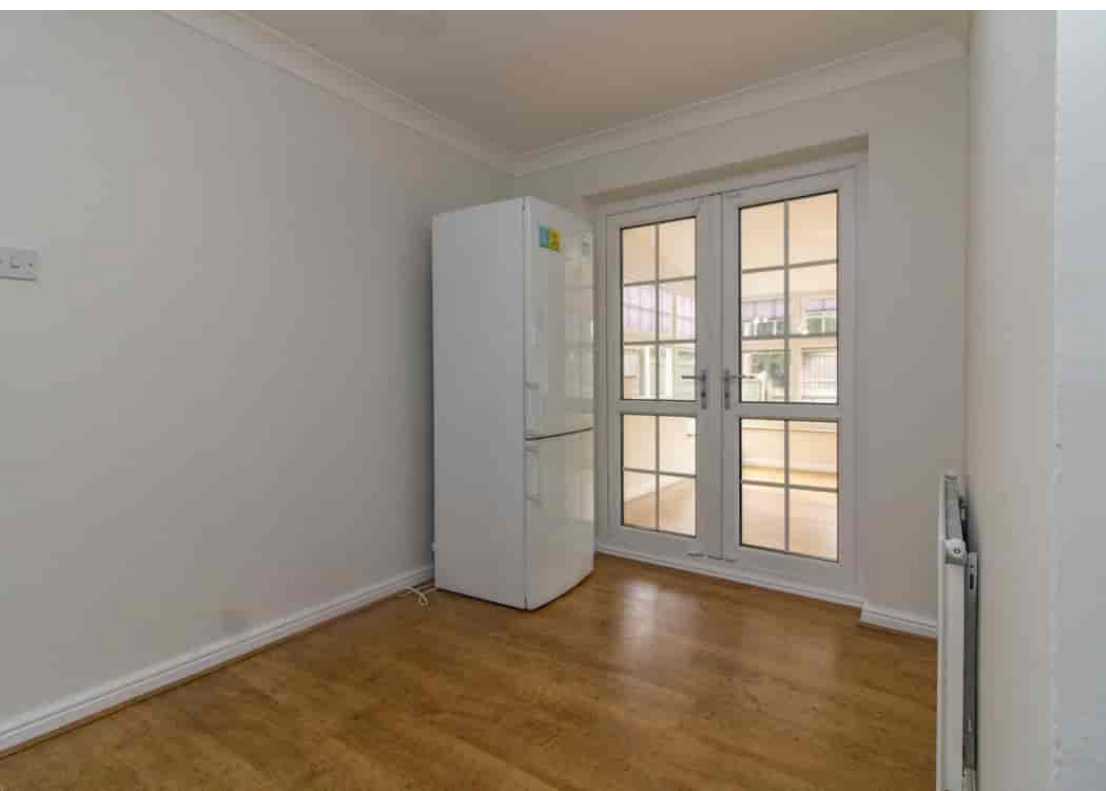
17' 0" x 12' 1" (5.18m x 3.68m) UPVC sealed double glazed square bay window with inset blinds, radiator, TV point, double radiator, flame effect gas fire.

DINING ROOM

10' 5" x 7' 6" (3.17m x 2.29m) Radiator, UPVC sealed double glazed French doors leading to;

CONSERVATORY

19' 3" x 11' 6" (5.87m x 3.51m) UPVC sealed double glazed windows with inset blinds overlooking garden, UPVC sealed double glazed French door to rear garden.





KITCHEN/BREAKFAST ROOM

19' 3" x 11' 6" (5.87m x 3.51m) Recently refitted in a range of soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, wall mounted gas boiler, plumbing for washing machine, private door to garage, UPVC sealed double glazed windows, door to side aspect.

CLOAKROOM/WC

Low level WC and wash hand basin, radiator, UPVC sealed double glazed window

FIRST FLOOR LANDING

Radiator, access to loft space, airing cupboard

BEDROOM 1

12' 0" x 10' 10" (3.66m x 3.30m) UPVC sealed double glazed windows with inset blinds, radiator, 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

BEDROOM 2

11' 10" x 9' 2" (3.61m x 2.79m) Radiator, UPVC sealed double glazed window with inset blinds, built in wardrobes.

BEDROOM 3

8' 7" x 8' 7" (2.62m x 2.62m) UPVC sealed double glazed window with inset blinds, radiator, built in wardrobes

BEDROOM 4

9' 2" x 8' 6" (2.79m x 2.59m) Radiator, UPVC sealed double glazed window.

FAMILY BATHROOM

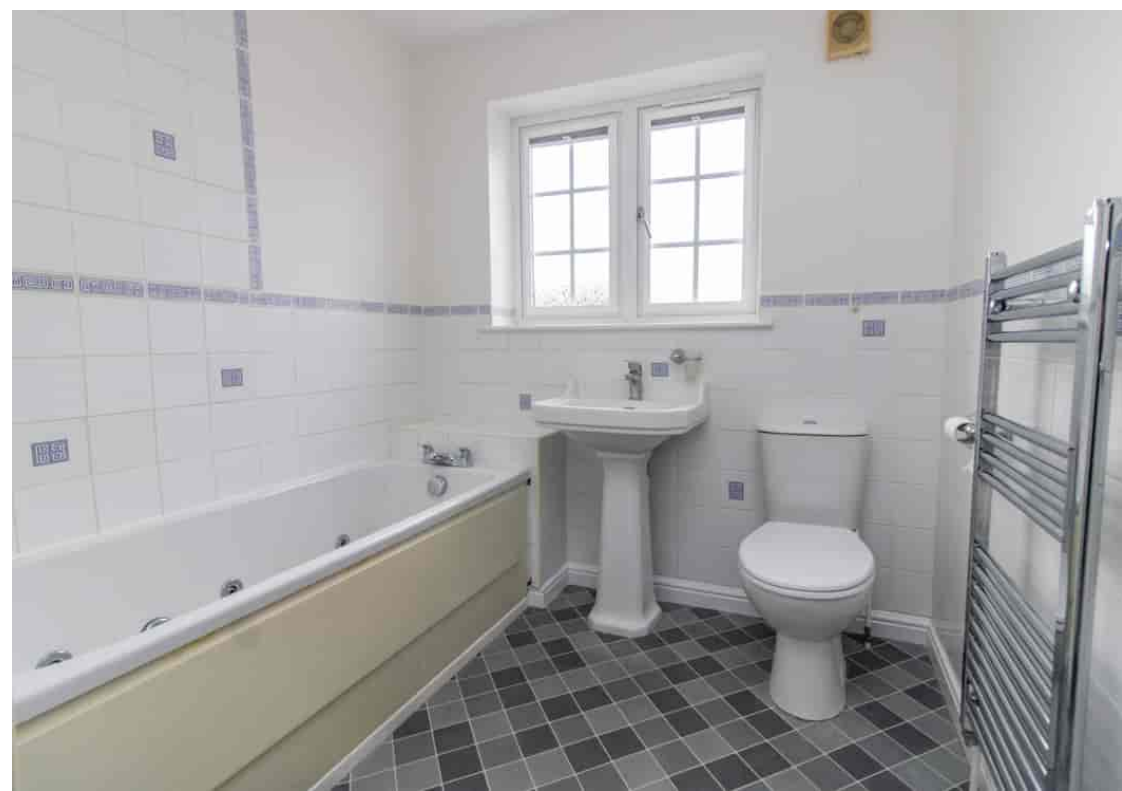
8' 8" x 7' 0" (2.64m x 2.13m) Three piece suite comprising whirlpool bath with shower over, pedestal wash hand basin and low level WC, tiled splash backs, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Tarmac driveway to front providing ample parking leading to garage with up and over door. Easily maintainable garden to rear comprising patio and gravelled areas









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, and an alarm system is fitted.

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.

COUNCIL TAX BAND

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EPC RATING

TBC

TENURE

Freehold

FLOOR PLANS

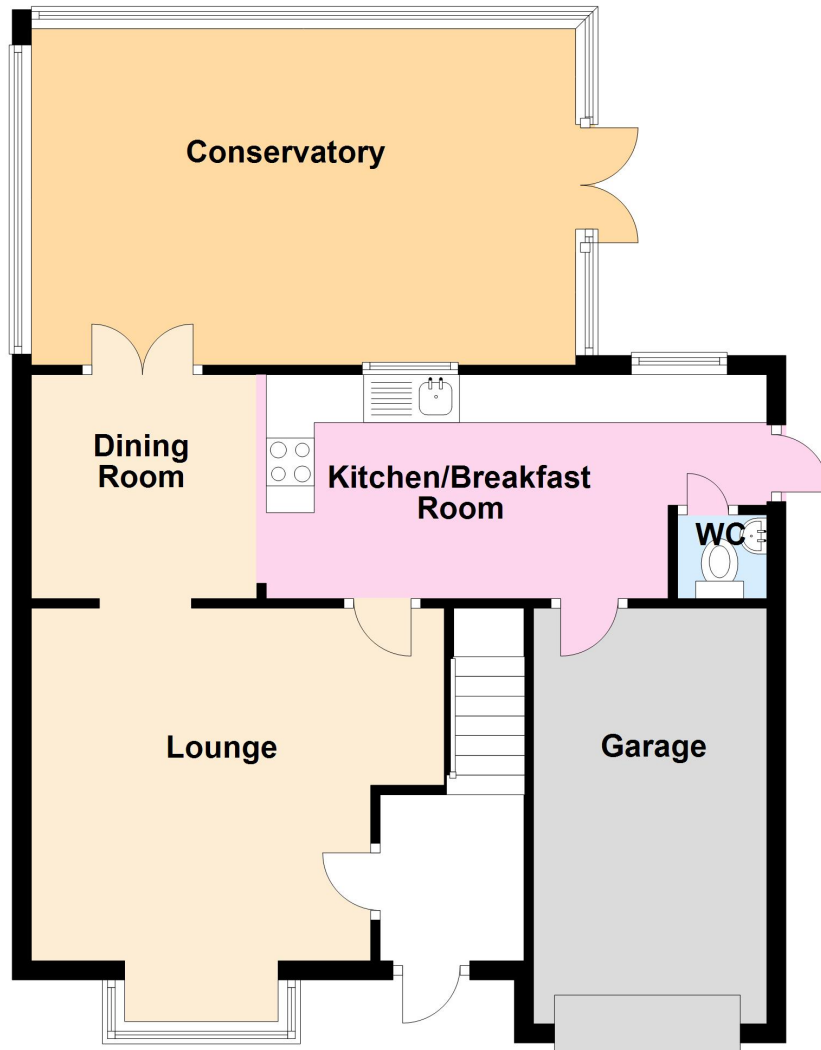
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

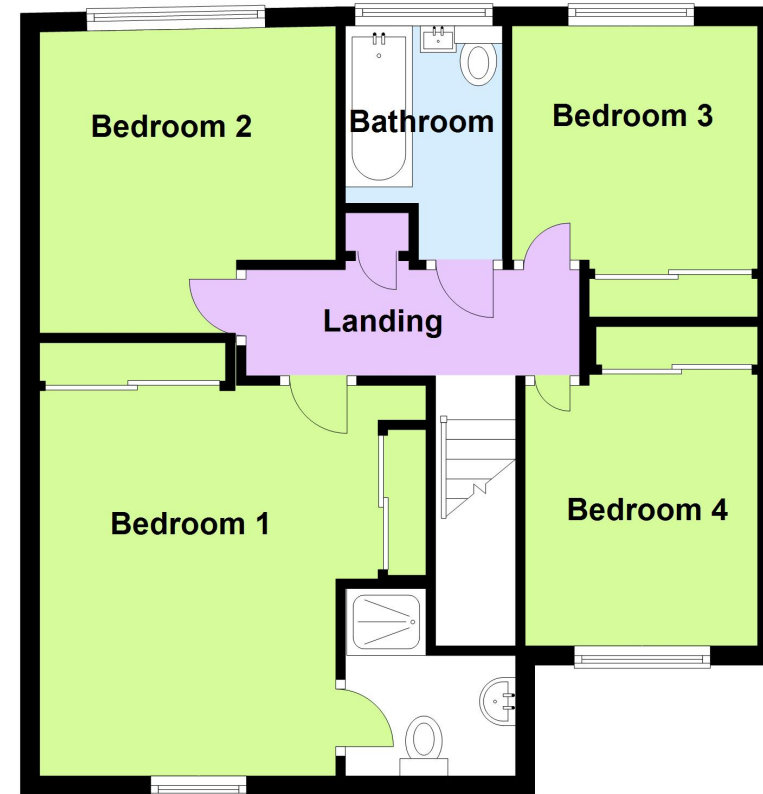
Ground Floor

Approx. 69.6 sq. metres (748.7 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



Total area: approx. 124.7 sq. metres (1342.1 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

