



7 Meadow Court Road, Groby, Leicester LE60DW

MOORE  
& YORK



### Property at a glance:

- Well Presented Detached Bungalow
- Cul de sac Location
- Sought After Village Location
- Lounge & Dining Kitchen
- Gas Central Heating & D\G
- Parking & Garage
- Two Double Bedrooms & Wet Room
- Short Drive Western Bypass Offering Excellent Transport Links

Asking Price £320,000 Freehold



Well presented two double bedroom detached bungalow situated in a cul-de-sac location located in the heart of this sought after village offering its own community atmosphere including local schooling, shopping and leisure facilities and within a short drive of the western bypass offering excellent transport links to all major road links and the Leicester City Centre. The home is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises reception hall, lounge, kitchen/dining room, two double bedrooms and wet room and stands gardens to front and rear with parking and garage to side. Rarely do properties of this style and location become available for sale and a early viewing is recommended.

### DETAILED ACCOMMODATION

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

#### RECEPTION HALL

Radiator, access to loft space, inset spotlights, cloaks cupboard, airing cupboard.

#### LOUNGE

17' 11" x 11' 11" (5.46m x 3.63m) Radiator, UPVC sealed double glazed window, TV point.

### KITCHEN/DINING ROOM

17' 11" x 10' 4" (5.46m x 3.15m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, plumbing for automatic washing machine, fridge/freezer space, UPVC sealed double glazed French door to rear garden, built in cupboard, dual aspect UPVC sealed double glazed window.

### BEDROOM 1

12' 6" x 11' 6" (3.81m x 3.51m) Radiator, UPVC sealed double glazed window, fitted wardrobe.





## BEDROOM 2

10' 0" x 9' 11" (3.05m x 3.02m) Radiator, UPVC sealed double glazed window, built in wardrobe.

## WET ROOM

8' 0" x 5' 8" (2.44m x 1.73m) Natural rainwater shower area, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout.

## OUTSIDE

Graveled garden to front with evergreen border, parking to side leading to detached garage with up and over door, patio and lawn garden to rear with evergreen screening and borders.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## 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.

## 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.

## 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.

## COUNCIL TAX BAND

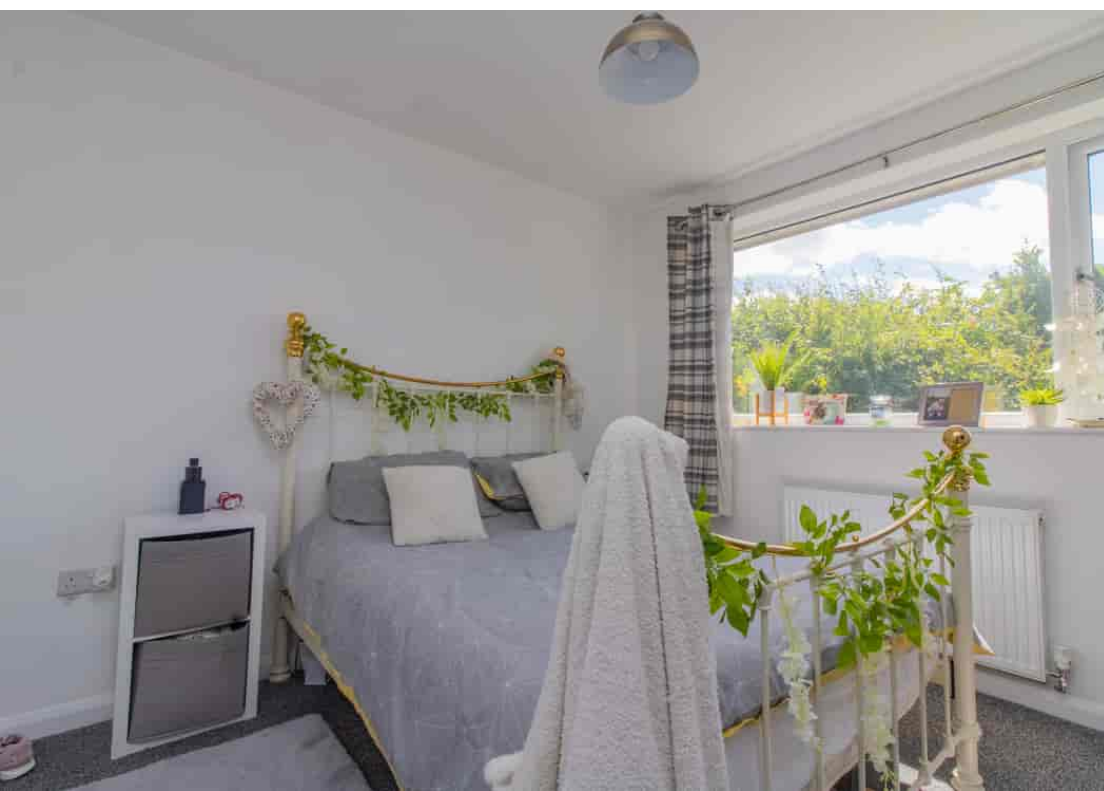
HINKLEY AND BOSWORTH C

## TENURE

Freehold









## EPC RATING

TBC

## IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

## Ground Floor

Approx. 79.6 sq. metres (856.8 sq. feet)



Total area: approx. 79.6 sq. metres (856.8 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

