



10 Hat Road, Leicester LE32WF

MOORE
& YORK



Property at a glance:

- Extended Three Bedroom Bungalow
- Deceptively Spacious Accommodation
- No Upward Chain
- Gas Central Heating & D\G
- Short Drive Fosse Park Retail Centre & M1/M69 Road Junction
- Nicely Presented Easily Maintainable Gardens
- Viewing Essential.
- Kitchen/Dining Room & Spacious Lounge
- Two Double Bedrooms With Extended Sitting Areas

Asking Price £277,500 Freehold



Deceptively spacious extended three bedroom semi detached bungalow situated within easy access of local amenities and within a short drive of the popular Fosse Park Retail Centre, the lovely countryside walks and bike rides of Everards Meadows and the M1/M69 road junction offering excellent transport links. The well presented flexible centrally heated and double glazed accommodation briefly comprises kitchen/dining room, spacious lounge, inner hallway, bathroom, bedroom and two further extended double bedrooms with there own extended sitting areas overlooking the rear gardens. This lovely home is being sold with no upward chain and stands with ample parking to front and to the side a covered timber lean on seating area and to the rear well presented easily maintainable gardens and detached storage garage. An internal viewing is essential to appreciate the size and caibre of accommodation provided.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE

Open plan aspect leading to;

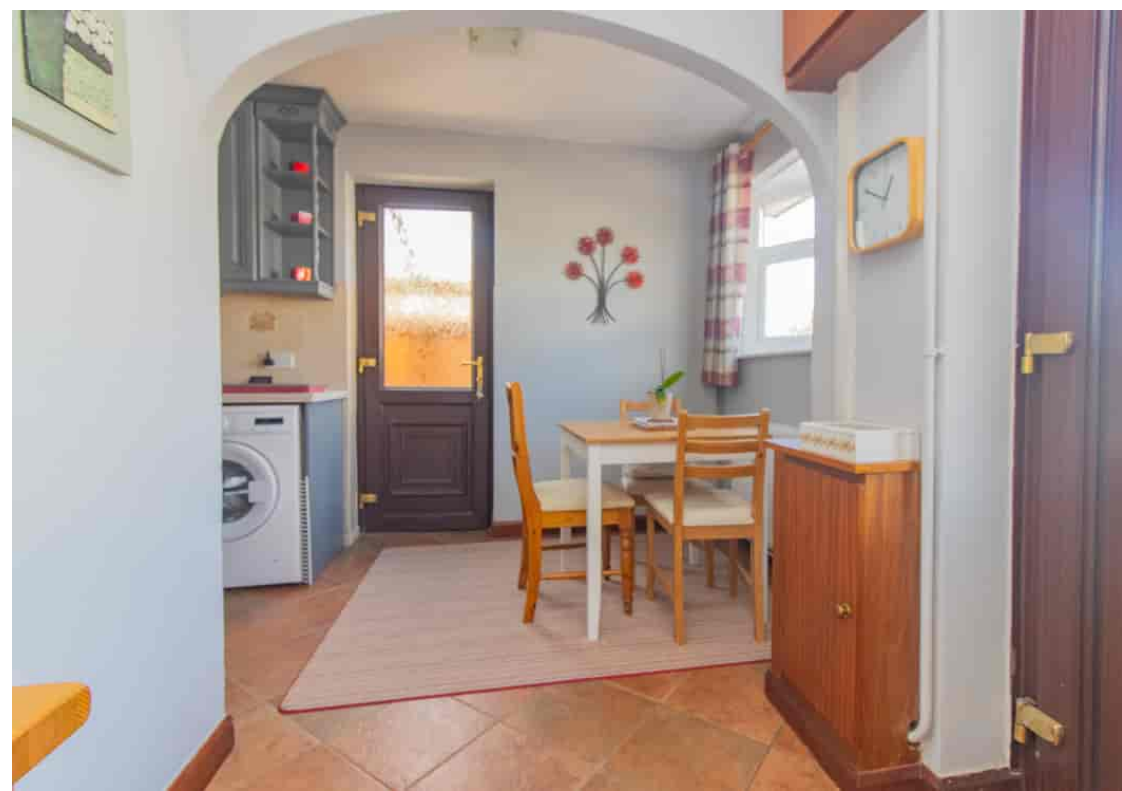


KITCHEN/DINING ROOM

14' 10" x 8' 8" (4.52m x 2.64m) Fitted in a range of units comprising one and a half bowl 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 matching hood, radiator, UPVC sealed double glazed bow window, tiled splash backs, tiled flooring., plumbing for washing machine, UPVC sealed double glazed window to side aspect, UPVC sealed double glazed door leading to;

SIDE TIMBER LEAN ON SEATING AREA

13' 11" x 6' 9" (4.24m x 2.06m) Enclosed with access to front and rear aspect.





LOUNGE

18' 10" x 12' 0" (5.74m x 3.66m) UPVC sealed double glazed bow window, TV point, coal effect gas fire set in display surround, radiators.

INNER HALLWAY

Walk in cupboard

BEDROOM 3

8' 5" x 7' 1" (2.57m x 2.16m) Radiator, UPVC sealed double glazed window, fitted cupboard.

BATHROOM

8' 10" x 4' 11" (2.69m x 1.50m) Three piece suite comprising paneled bath with shower and shower attachment over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, inset spotlights.

BEDROOM 1

26' 0" x 8' 10" (7.92m x 2.69m) Radiator, built in and fitted wardrobes, open plan aspect to extended sitting area with sealed double glazed patio doors leading to rear gardens.

BEDROOM 2

24' 0" x 10' 0" (7.32m x 3.05m) Radiator, archway leading to extended sitting area with dual aspect double glazed windows overlooking gardens.

OUTSIDE

Large tarmac to the front providing parking for numerous cars with dwarf walled frontage. Easily maintainable garden to rear comprising good sized block paved seating area leading to artificial lawns with well stocked evergreen and floral beds. Detached storage garage with up and over door and private door from garden.

SERVICES

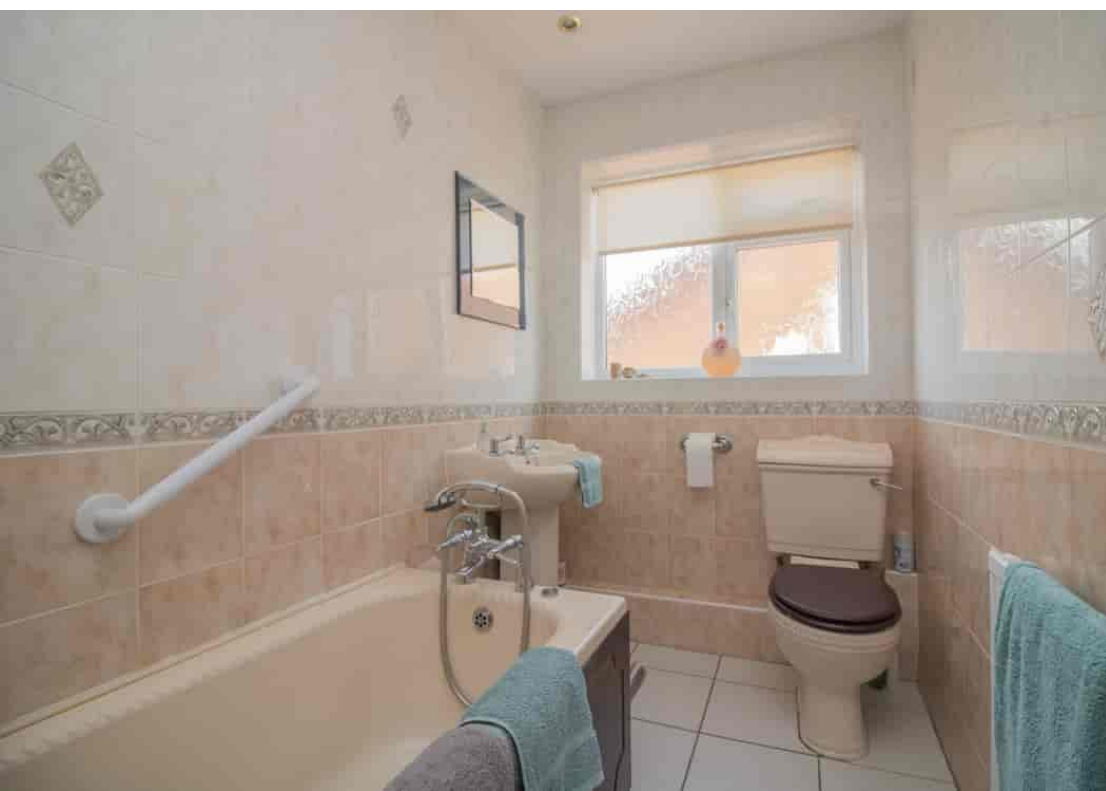
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double glazed.

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, 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

TENURE

Freehold

COUNCIL TAX BAND

Blaby C

EPC RATING

TBC

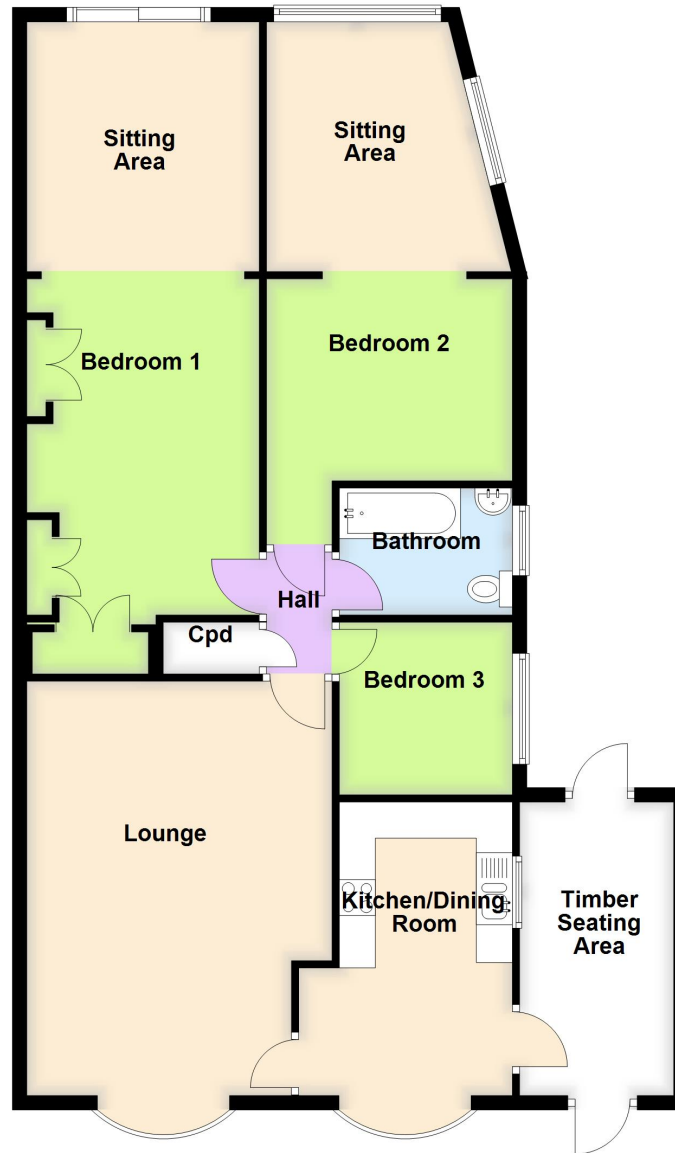


IMPORTANT INFORMATION

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

Ground Floor

Approx. 108.3 sq. metres (1166.0 sq. feet)



Total area: approx. 108.3 sq. metres (1166.0 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 â€” 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

