



28 Hattersley Way

Leicester LE27BB

MOORE  
& YORK





### Property at a glance:

- Contemporary Semi-Detached Home
- Situated in Award-Winning Development
- Two En-Suites & Ground Floor WC
- Gas Central Heating & D\G
- Ideal First Time & Investment Buy
- Two Double Bedrooms & Loft
- Two Parking Spaces
- Easy Access: City Centre, Train Station, DMU, LRI & Nature Reserve
- Short Drive to Fosse Shopping Park & M1/M69 Road Junction

Offers in Excess of £280,000

Freehold



A well-presented, contemporary, semi-detached home in the heart of the award-winning development, Freemans Meadow. Ideally located within easy access to the local shopping, leisure and restaurant facilities of Leicester's West End, close to Aylestone Meadows Nature Reserve, which has cycle paths, and Freemans Meadow's Urban Square. Within walking distance of Leicester Royal Infirmary and a short drive from the popular Fosse Shopping Park and the M1/M65 road junction offering excellent transport links. The well-planned, centrally heated, double-glazed accommodation is presented over two floors, briefly comprising the ground floor, an entrance hall, cloakroom/WC, lounge and kitchen/dining, and to the first floor, two double bedrooms, both with en-suite bathrooms. French doors open to an enclosed garden with patio to the rear and two parking spaces to the side. This lovely home would suit first-time buyers and investment purchasers alike. We recommend an early viewing.

#### DETAILED ACCOMMODATION

Sealed double-glazed door leading to;

#### ENTRANCE HALL

Radiator.

#### CLOAKROOM/WC

Two piece suite comprising low level WC and pedestal wash hand basin, radiator, tiled splash backs.



#### LOUNGE

14'10" x 10' 7" (4.98m x 3.23m) Stairs leading to first floor accommodation, double radiator, dual aspect UPVC sealed-double glazed window, TV point, under stairs cupboard.











## KITCHEN/DINING ROOM

16'4" x 9' 5" (4.52m x 2.87m) Comprising one and a half bowl sink unit with a cupboard under, matching base units, butcher block style work surfaces over with matching upturn, draws and cupboards under and complementary wall mounted eye level cupboards; built-in washing machine, fridge freezer, central heating boiler, oven and four-piece gas hob with stainless steel extractor fan and matching splash back; UPVC sealed double-glazed window, double radiator and UPVC sealed double glazed French doors opening to rear garden.

## FIRST FLOOR LANDING

Radiator, access to loft space.

## BEDROOM 1

14' 11" x 9' 11" (4.55m x 3.02m) Radiator, UPVC sealed double-glazed window, diamond shape window

## EN-SUITE BATHROOM

6' 8" x 5' 7" (2.03m x 1.70m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled splash backs, radiator.

## BEDROOM 2

13' 0" x 9' 5" (3.96m x 2.87m) Radiator, UPVC sealed double glazed window, fitted wardrobes..

## EN-SUITE BATHROOM

6' 8" x 5' 7" (2.03m x 1.70m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled splash backs, radiator.

## OUTSIDE

Evergreen bed garden to front and parking space for two cars to side, enclosed garden to rear comprising patio area and lawn with further side patio garden with gated access to front aspect.

## 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.

### **COUNCIL TAX BAND**

Leicester B

### **EPC RATING**

C

### **TENURE**

Freehold

Please note there is a monthly green area service charge of £21.98 for the upkeep of communal garden areas.

### **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.

### **Property Information Questionnaire**

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.





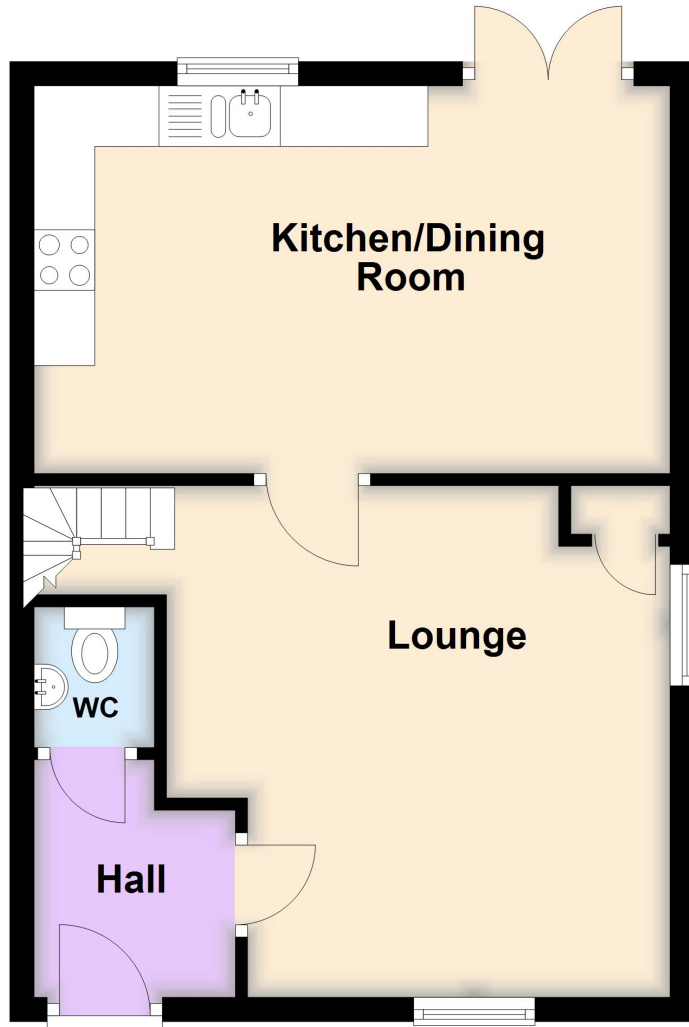






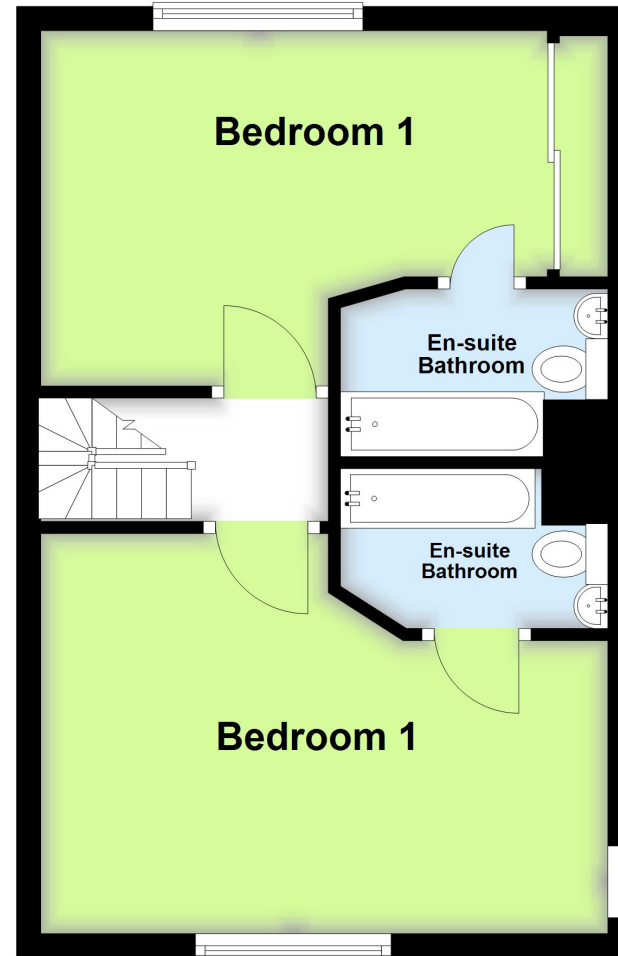
## Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 74.2 sq. metres (799.1 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 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



