



26 Field Gate Gardens, Glenfield, Leicester LE38GX

MOORE  
& YORK





### Property at a glance:

- Modern Two Bed Terraced Bungalow
- Private Gated Over 55s Development
- Two Bedrooms
- Kitchen & Lounge/Dining Room
- Gas Heating & Double Glazed
- Allocated Parking
- Easy Access Local Facilities
- Well Presented Communal Gardens
- Four Piece Bathroom

£269,950 Freehold



Nicely presented modern two bedroom terraced bungalow situated in this exclusive private gated over 55s small development offering easy access to all local facilities, Glenfield hospital and the Western Bypass offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises entrance hall, lounge, kitchen/dining room, two bedrooms and four piece bathroom and stands with nicely presented easily maintainable gardens with allocated parking and well manicured communal gardens. Rarely do properties become available in this lovely development and we recommend a early viewing.

#### DETAILED ACCOMMODATION

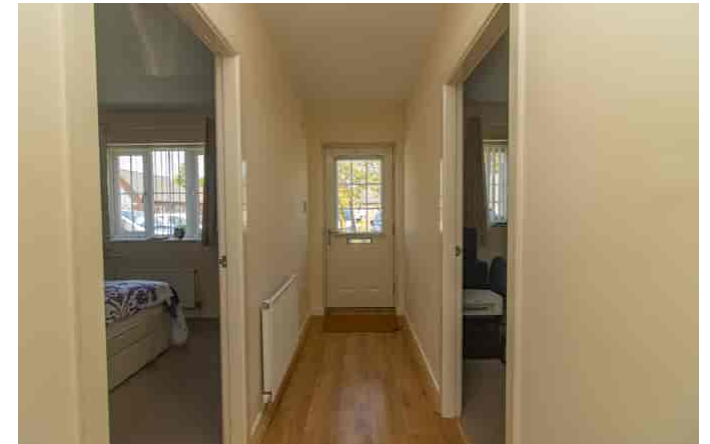
Sealed double glazed door leading to

#### ENTRANCE HALLWAY

Radiator, access to loft space, shelved cupboard

#### LOUNGE

15' 1" x 10' 3" (4.60m x 3.12m) Double radiator, UPVC sealed double glazed window, UPVC sealed double glazed French doors to rear garden.



#### KITCHEN/DINING ROOM

12' 3" x 10' 10" (3.73m x 3.30m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, integrated fridge/freezer and dishwasher, plumbing for washing machine, tiled flooring, UPVC sealed double glazed window, concealed central heating boiler, door to rear garden.

#### BEDROOM 1

13' 5" x 10' 3" (4.09m x 3.12m) Radiator, UPVC sealed double glazed window.









## BEDROOM 2

10' 9" x 8' 5" (3.28m x 2.57m) Radiator, UPVC sealed double glazed window.

## BATHROOM

8' 4" x 6' 6" (2.54m x 1.98m) Four piece suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin and low level WC, radiator.

## OUTSIDE

Nicely presented patio and lawn garden to rear with open aspect views.. Allocated parking and communal 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 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

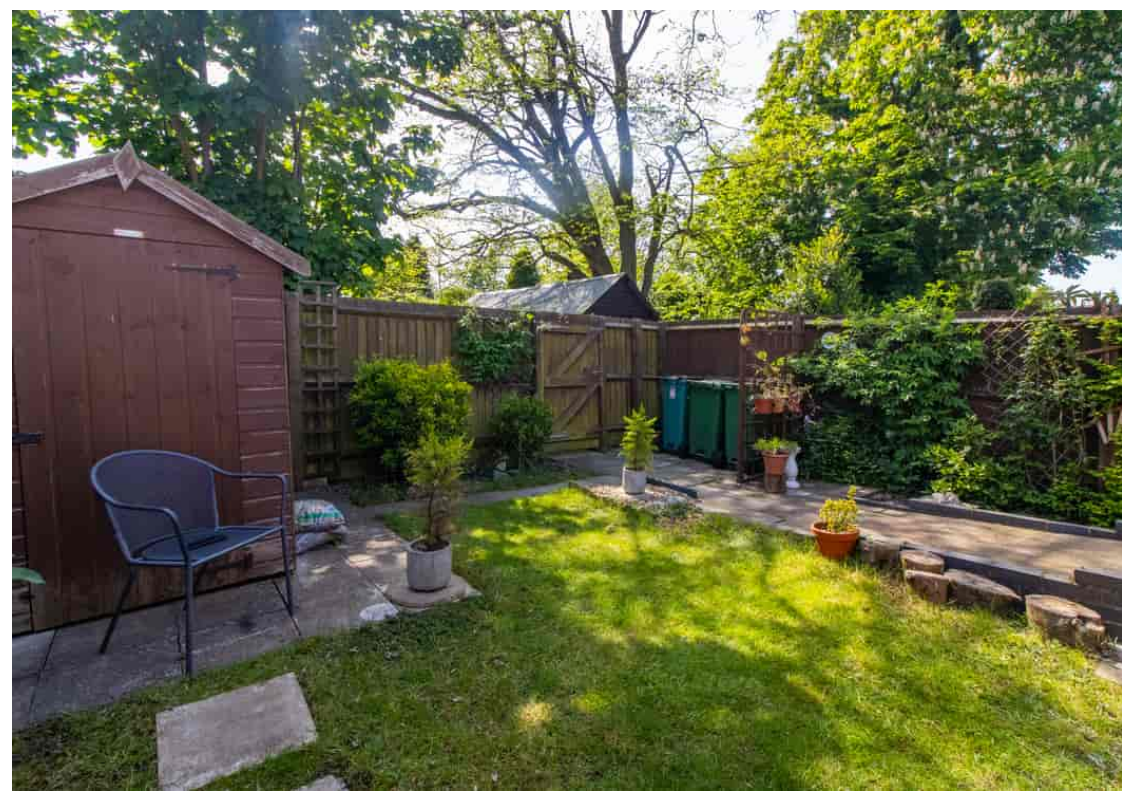
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.















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### **TENURE**

Freehold  
There is a £400 green charge per year for upkeep of communal gardens

### **COUNCIL TAX BAND**

Blaby B

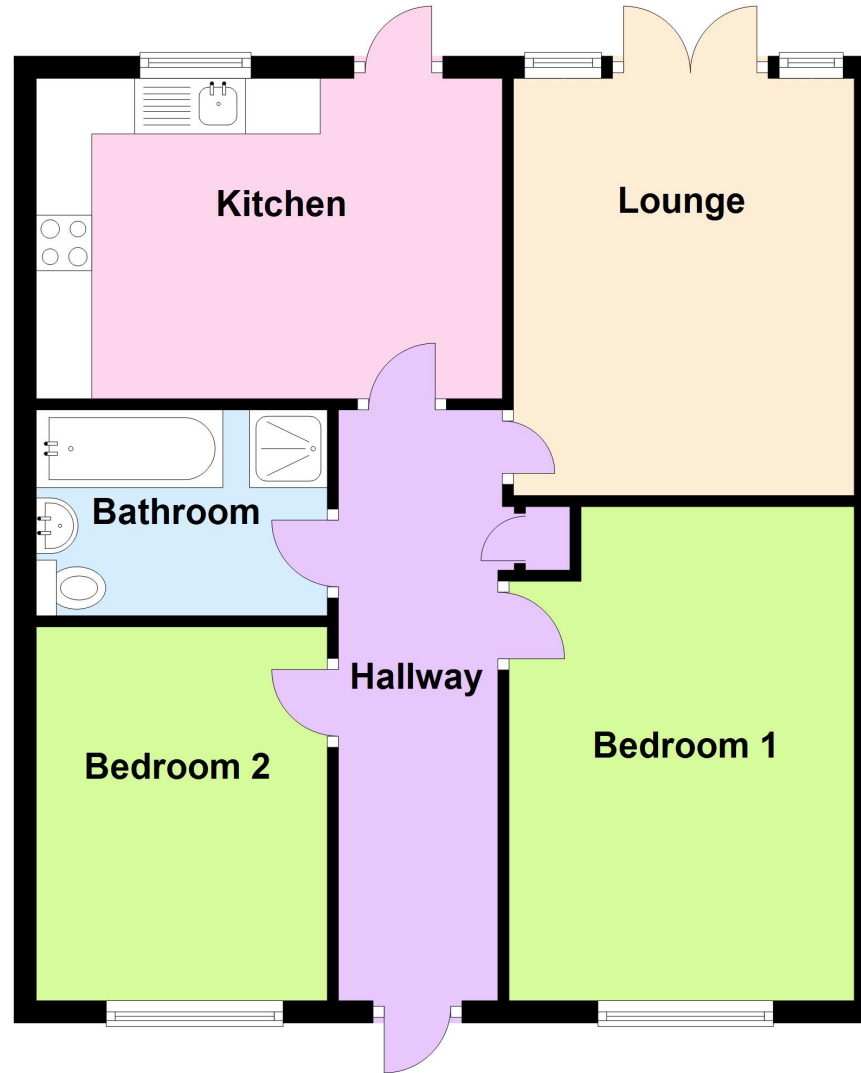
### **EPC RATING**

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## Ground Floor

Approx. 61.2 sq. metres (658.2 sq. feet)



Total area: approx. 61.2 sq. metres (658.2 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



