



13 Holly Court, Oadby, Leicester LE24EH

MOORE
& YORK



Property at a glance:

- Modern Semi Detached Home
- Sought After Residential Development
- Catchment Area For Renowned Schools
- No Upward Chain
- En Suite & Family Bathroom
- Parking & Garage
- Gas Central Heating & D\G
- Ideal For The Young and Growing Family

Asking Price £295,000 Freehold



Nicely positioned modern semi detached home standing in a cul-de-sac location in the heart of this sought after residential development offering easy access of all local amenities and within the catchment area of highly regarded schools. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor lounge area, dining area and kitchen and to the first floor master bedroom with en-suite, two further bedrooms and bathroom and stands with parking to front and garage to side, with recently installed electrically operated roller door, and patio and lawn garden to rear. The property would ideally suit the young and growing family and we recommend a early viewing.

DETAILED ACCOMMODATION

Sealed double glazed door leading to;

LOUNGE AREA

14' 5" x 9' 8" widening to 13" (4.39m x 2.95m) UPVC sealed double glazed window, Tv point, double radiator, display fire and surround, understairs cupboard, archway leading to;

DINING AREA

7' 9" x 7' 5" (2.36m x 2.26m) Double radiator, UPVC sealed double glaze bow window.

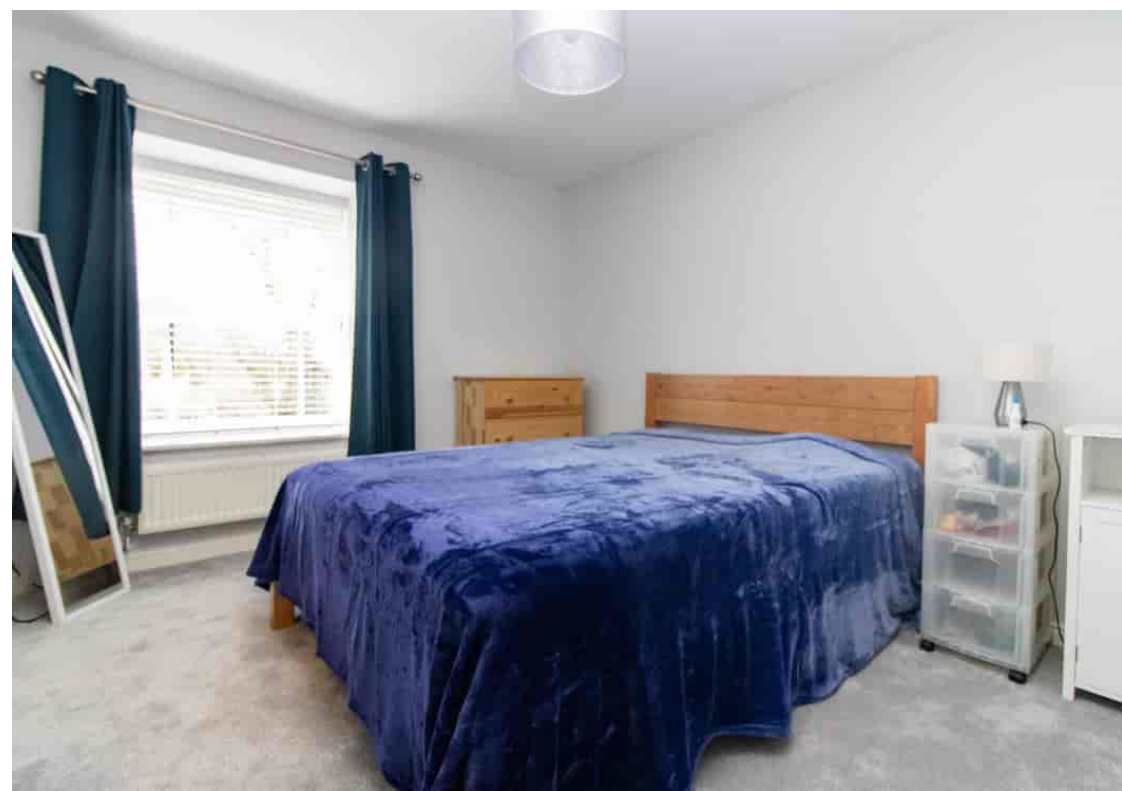


KITCHEN

14' 1" x 5' 8" widening to 8" (4.29m x 1.73m) Comprising sink unit with cupboards under, matching base units with butcher block style work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, plumbing for washing machine, tiled splash backs, private door to garage, door to rear garden.

FIRST FLOOR LANDING

Access to loft space, airing cupboard housing hot water tank.





BEDROOM 1

10' 10" x 9' 10" (3.30m x 3.00m) Double radiator, UPVC sealed double glazed square bay window. inner hallway with built in wardrobes leading to;

EN-SUITE SHOWER ROOM

7' 10" x 4' 2" (2.39m x 1.27m) Three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, heated towel rail, UPVC sealed double glazed window.

BEDROOM 2

9' 7" x 7' 9" (2.92m x 2.36m) Radiator, UPVC sealed double glazed window, built in wardrobes.

BEDROOM 3

7' 0" x 6' 4" (2.13m x 1.93m) Radiator, UPVC sealed double glazed window.

FAMILY BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m) Three piece suite comprising paneled bath with Victorian style shower attachment, pedestal wash hand basin and low level WC, heated towel rail, large tiled splash backs, UPVC sealed double glazed window.

OUTSIDE

Parking for two cars to front leading to single garage with power and light and newly installed electrically operated roller door. Open aspect view to side and patio and lawn garden to rear.

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

EPC RATING

C

COUNCIL TAX BAND

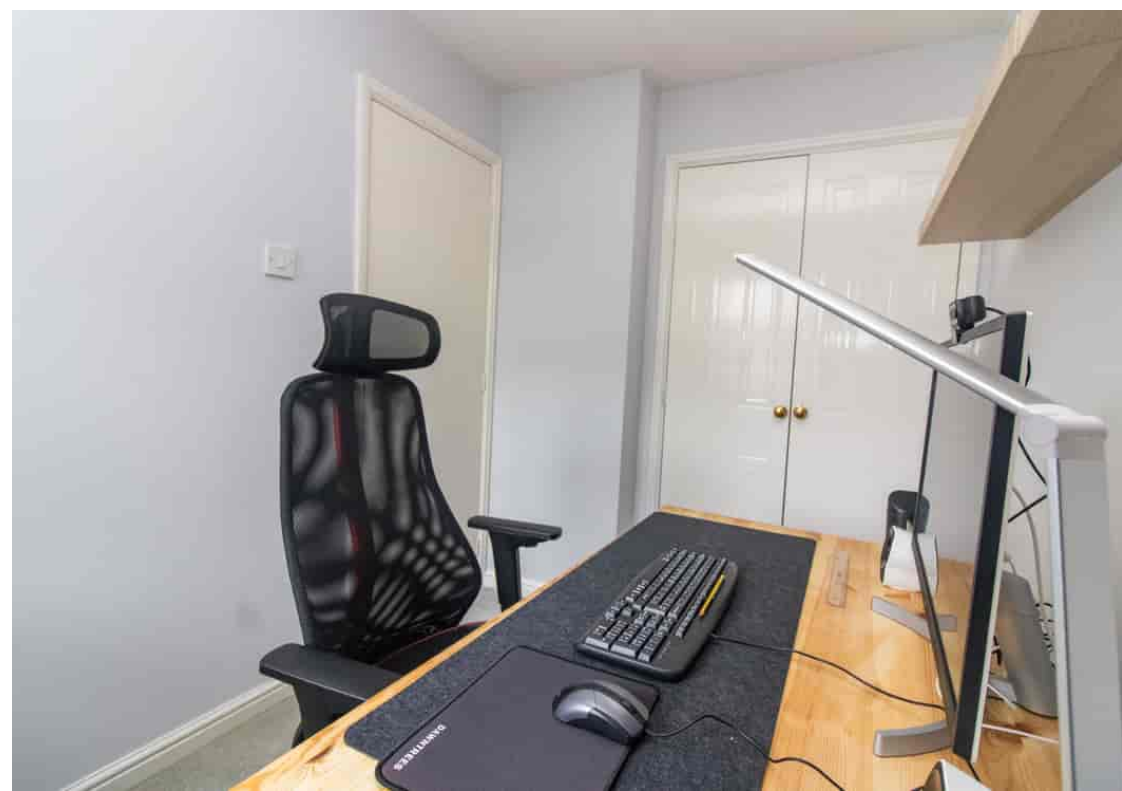
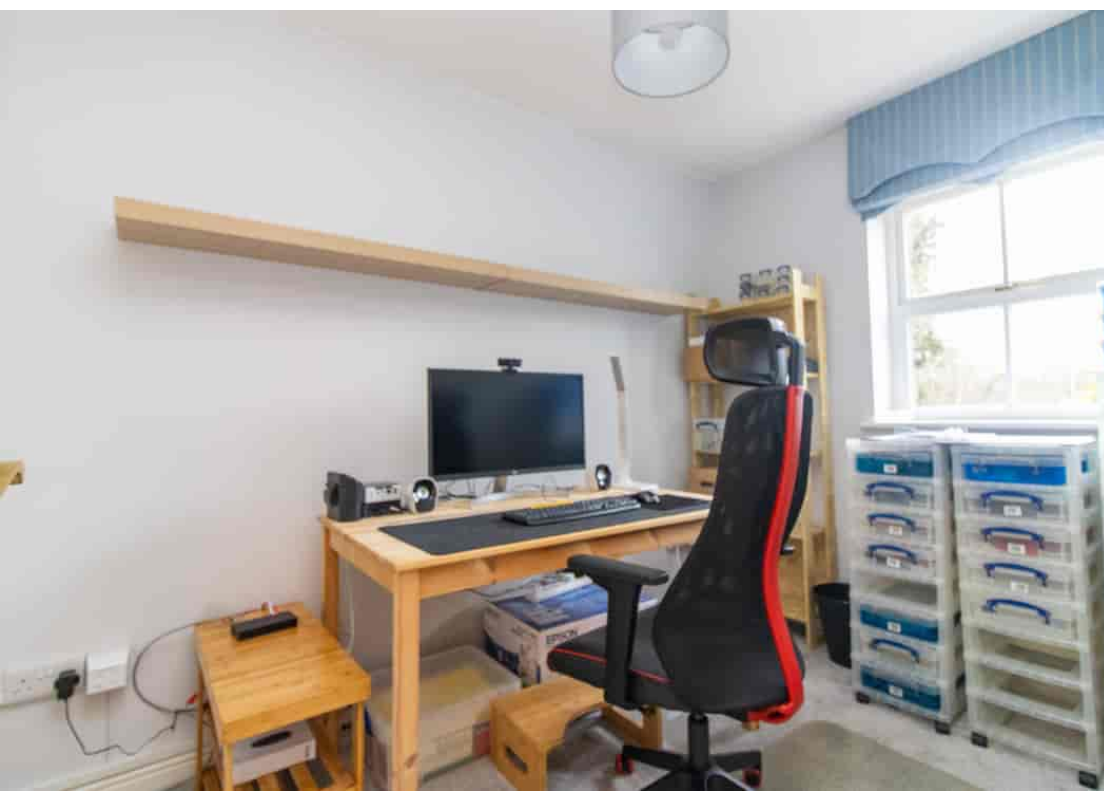
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IMPORTANT INFORMATION

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.

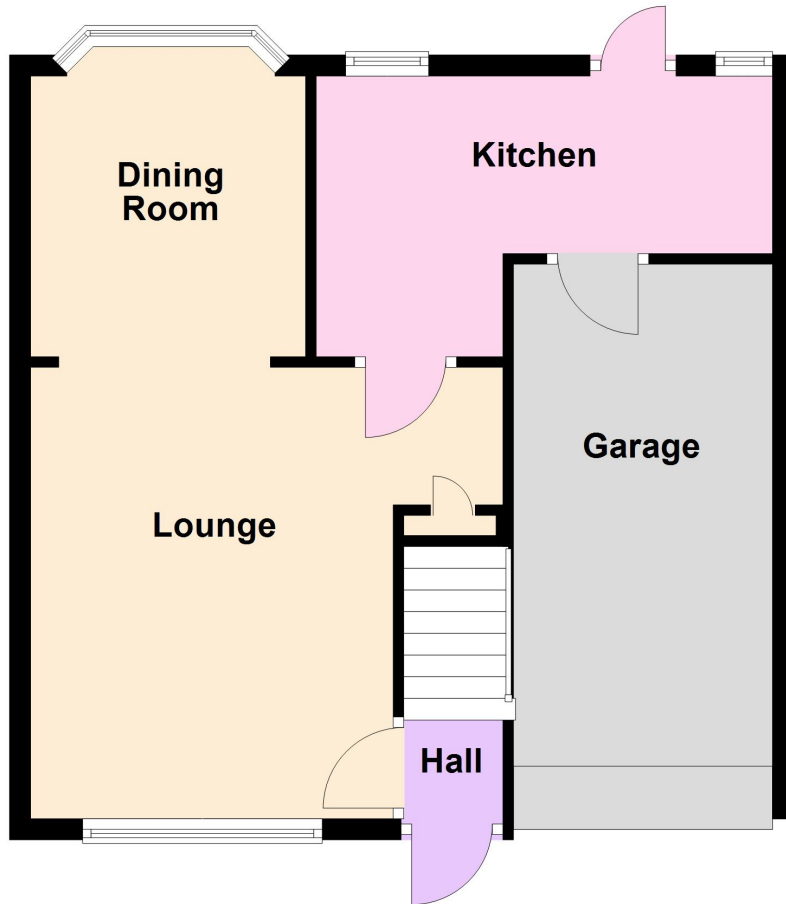
PROPERTY INFORMATION QUESTIONNAIRE

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. 48.9 sq. metres (526.7 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



Total area: approx. 91.0 sq. metres (979.6 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

