



76 Main Street, Desford, Leicester LE99GR

MOORE
& YORK



Property at a glance:

- Charming Character Cottage
- Popular Village Location
- No Onward Chain
- Great Potential For Character Living
- Two/Three bedrooms
- Lounge, Dining room & Kitchen
- Viewing Essential

Guide Price £250,000 Freehold



Welcome to this charming and spacious two/three bedroom detached cottage located in the heart of the desirable village of Desford known for its friendly community, excellent local amenities, and great transport links. Residents enjoy access to reputable schools, quaint shops, traditional pubs, and beautiful countryside walks, all just a short distance from your doorstep. With easy access to nearby towns and the city, this property is ideal for commuters looking to balance work and leisure and is perfectly positioned for those seeking a peaceful yet convenient lifestyle. This detached house presents a wonderful opportunity to acquire a home with great potential to provide comfortable and character living in a peaceful village setting. The centrally heated accommodation briefly comprises to the ground floor, lounge, dining room, kitchen, utility area, WC and lean on and to the first floor master bedroom with bedroom/dressing area off, further double bedroom and shower room and stands with cottage style garden to rear with rear outhouse. The property is being sold with no upward chain and an internal viewing is essential.

DETAILED ACCOMMODATION

Hardwood and glazed door with storm canopy over leading to;

LOUNGE

12' 4" x 12' 3" (3.76m x 3.73m) Secondary glazed cottage style window to front aspect, open fire set in red brick surround with quarry tiled hearth and hardwood mantel, picture rail, exposed beam, radiator, archway leading to;

DINING ROOM

11' 11" x 7' 11" (3.63m x 2.41m) Secondary glazed cottage style window to front aspect, radiator, picture rail, meters cupboard.



KITCHEN

13' 2" x 10' 5" (3.84m x 3.17m) Comprising sink unit with cupboards under, matching base unit with work surfaces over, deep pan drawers under, complementary wall mounted eye level cupboards, wall mounted gas boiler, radiator, plumbing for washing machine, understairs cupboard, stairs leading to first floor accommodation..

UTILITY AREA

Tile flooring.

CLOAKROOM

Low level WC, tiled flooring.





LEAN ON

10' 3" x 4' 8" (3.12m x 1.42m) Door to rear garden, glazed windows overlooking garden.

FIRST FLOOR LANDING

BEDROOM 1

12' 4" x 12' 3" (3.76m x 3.73m) Secondary glazed cottage style window to front aspect, radiator.

BEDROOM 2

11' 10" x 10' 7" (3.61m x 3.23m) UPVC sealed double glazed window, radiator.

DRESSING ROOM/BEDROOM (OFF BEDROOM 1)

12' 4" x 7' 10" (3.76m x 2.39m) Secondary glazed cottage style window to front aspect, radiator.

SHOWER ROOM

7' 11" x 5' 1" (2.41m x 1.55m) Three piece suite comprising tiled corner shower cubicle, pedestal wash hand basin and low level WC, tiled splash backs, radiator, UPVC sealed double glazed window.

OUTSIDE

Enclosed garden to rear comprising large block paved seating area with well stocked floral and evergreen borders leading to rear detached storage outhouse.

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 partially secondary 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

ANTI-MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

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

Hinckley & Bosworth D

EPC RATING

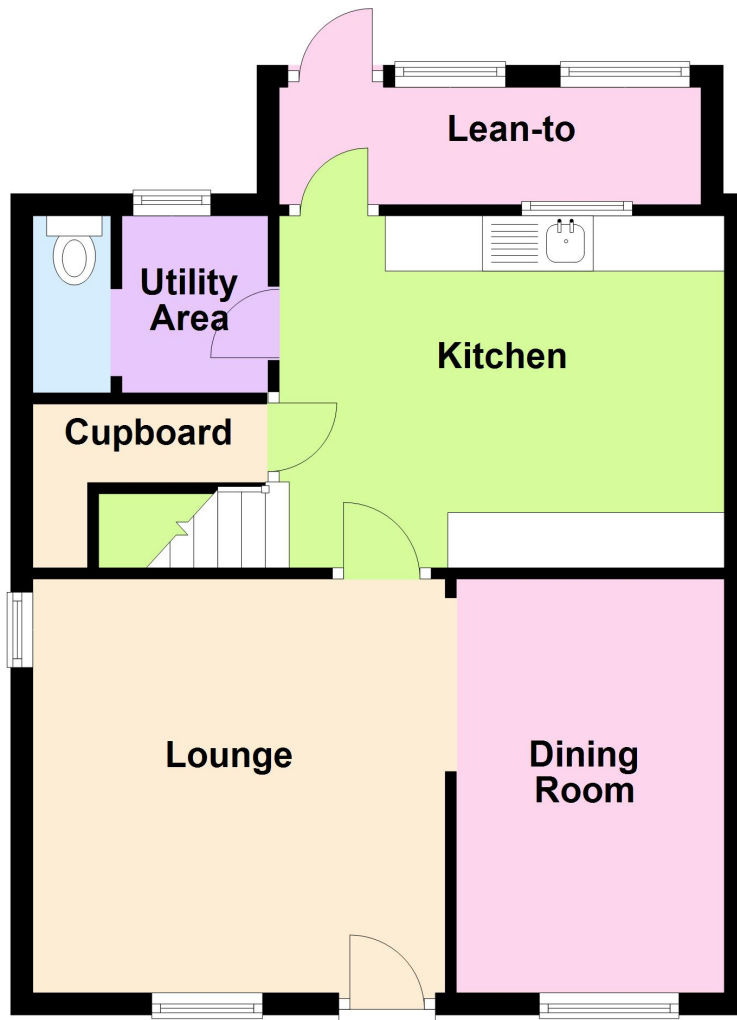
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IMPORTANT INFORMATION

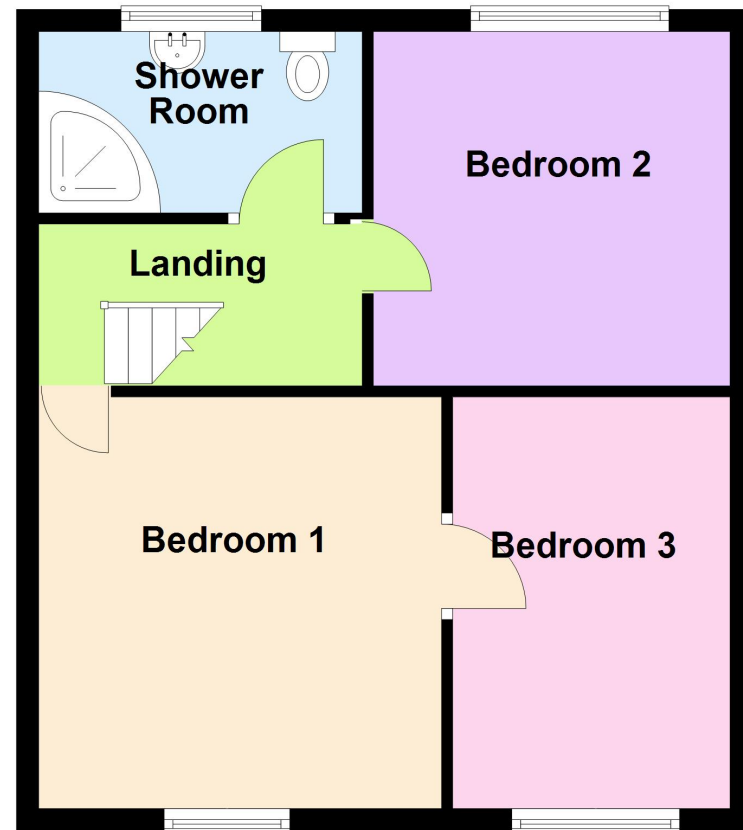
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.



Ground Floor



First Floor



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

