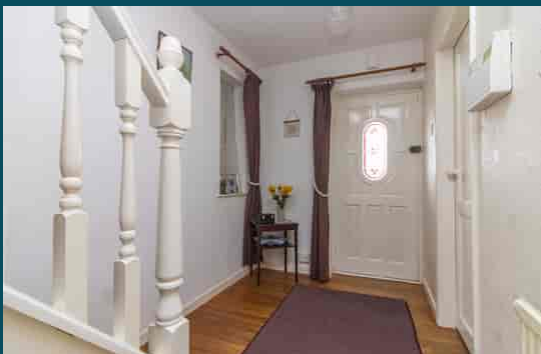




49 Sedgfield Drive, Thurnby, Leicester LE79PT

MOORE
& YORK



Property at a glance:

- Extended Established Semi Detached Home
- Four/Five Bedrooms
- Sought After Location
- Easy Access Local Facilities & Places of Worship
- Gas Central Heating & D\G
- Kitchen & Spacious Utility Room
- Garage Partially Converted To Provide further Living Accommodation
- Nicely Presented Gardens

Asking Price £375,000 Freehold



Cleverly extended Established five bedroom semi-detached home situated in this popular location offering easy access to all local facilities and places of worship. The property is ideally suited for the young and growing family and the well planned centrally heated and double glazed accommodation briefly comprise to the ground floor entrance porch, entrance hall, lounge, dining area, kitchen, spacious utility area, cloakroom/WC and thoroughfare with private door to garage, partially converted to provide further living accommodation, and to the first floor the property provides four bedrooms, with bedroom five presently converted to dressing area off bedroom two, and family bathroom. This lovely home stands with ample parking to front and nicely presented gardens to rear and we highly recommend an internal viewing.

DETAILED ACCOMMODATION

Sealed double glazed door with matching side panel leading to;

ENTRANCE PORCH

Hardwood and leaded light stained glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, understairs cupboard.

LOUNGE

16' 8" x 12' 1" (5.08m x 3.68m) UPVC sealed double glazed window, radiator, TV point, wall mounted electric fire, archway leading to;



DINING ROOM

9' 5" x 9' 3" (2.87m x 2.82m) Radiator, UPVC sealed double glazed sliding patio door to rear garden, sliding door to;

KITCHEN

10' 5" x 8' 1" (3.17m x 2.46m) Comprising sink unit with cupboards under, matching range of base units with 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 flooring, tiled splash backs.





UTILITY ROOM

10' 6" x 10' 6" (3.20m x 3.20m) UPVC sealed double glazed door to rear garden, tiled flooring, work surface with utility space under, fridge/freezer space, wall mounted eye level cupboards, throughfare with tiled flooring, private door to garage (partially converted to provide further living accommodation), UPVC door to front aspect.

CLOAKROOM/WC

Low level WC and vanity sink unit, tiled flooring, UPVC sealed double glazed window.

FIRST FLOOR T SHAPED LANDING

BEDROOM 1

16' 0" x 10' 0" (4.88m x 3.05m) Radiator, dual aspect UPVC sealed double glazed windows.

BEDROOM 2

12' 6" x 10' 5" (3.81m x 3.17m) Radiator, UPVC sealed double glazed window, fitted wardrobes, archway leading to:

BEDROOM 5/STUDY

8' 0" x 7' 1" (2.44m x 2.16m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

14' 0" x 11' 0" (4.27m x 3.35m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

BEDROOM 4

10' 6" x 7' 3" (3.20m x 2.21m) Radiator, UPVC sealed double glazed window.

BATHROOM

7' 4" x 5' 8" (2.24m x 1.73m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, dual aspect UPVC sealed double glazed windows.

OUTSIDE

Patio parking to front leading to garage with double doors. Nicely presented garden to rear comprising patio and lawns with conifer screening, further lawn area to rear with timber shed.

SERVICES

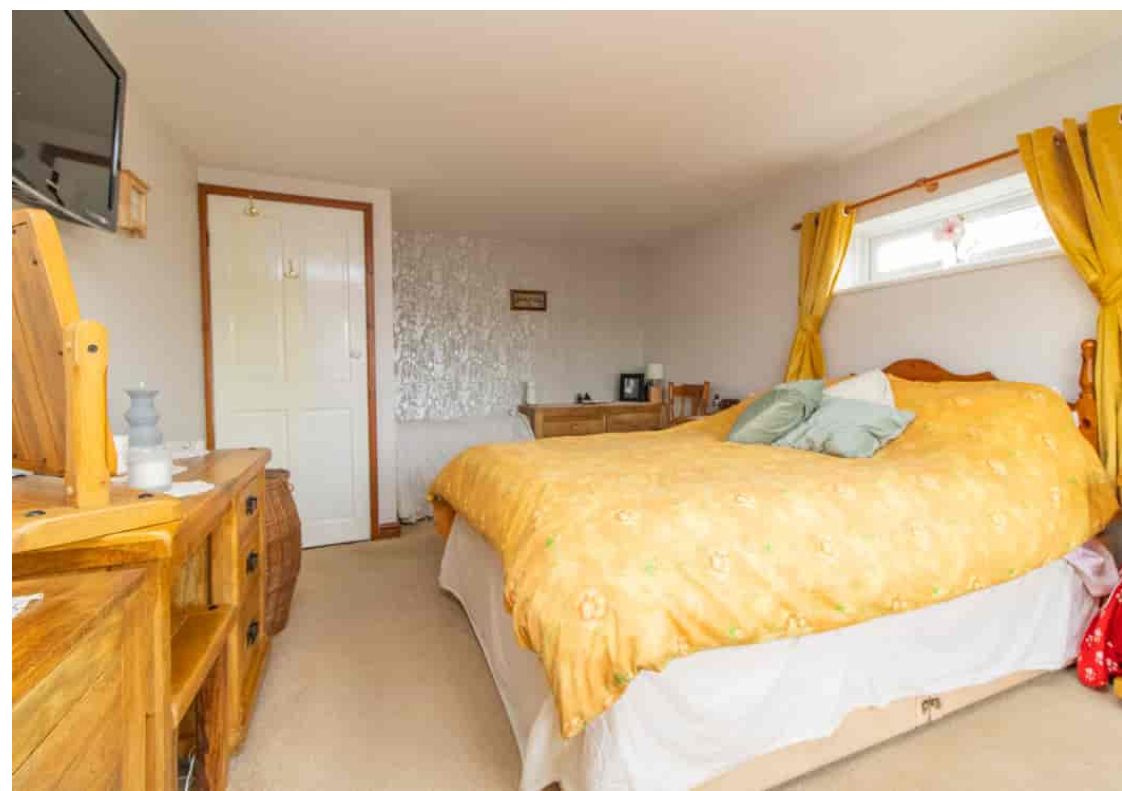
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

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

Harborough C

EPC RATING

C

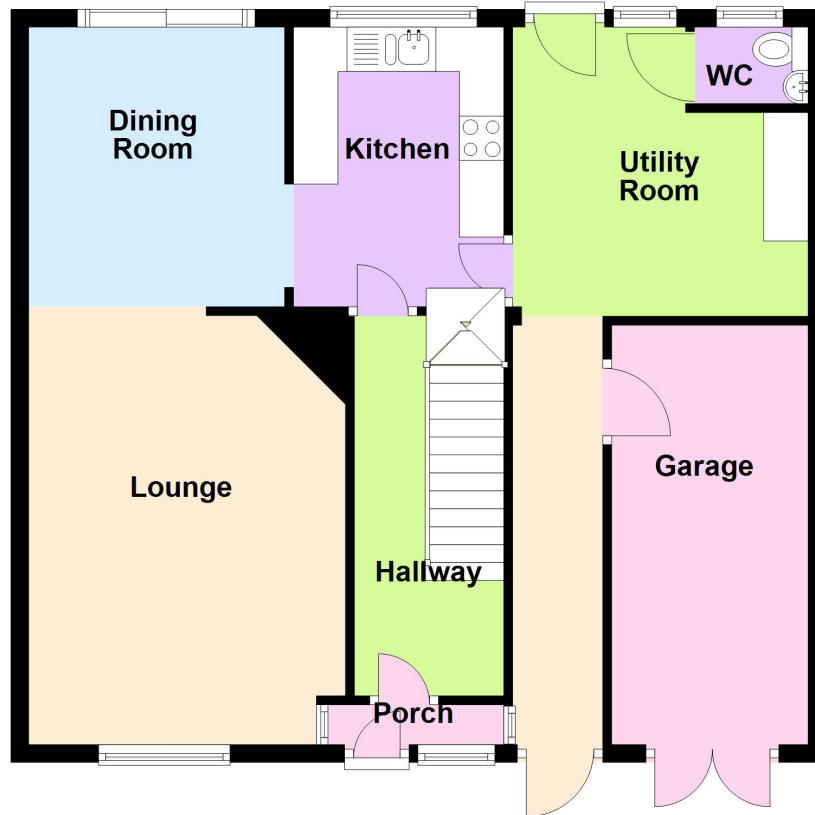


IMPORTANT INFORMATION

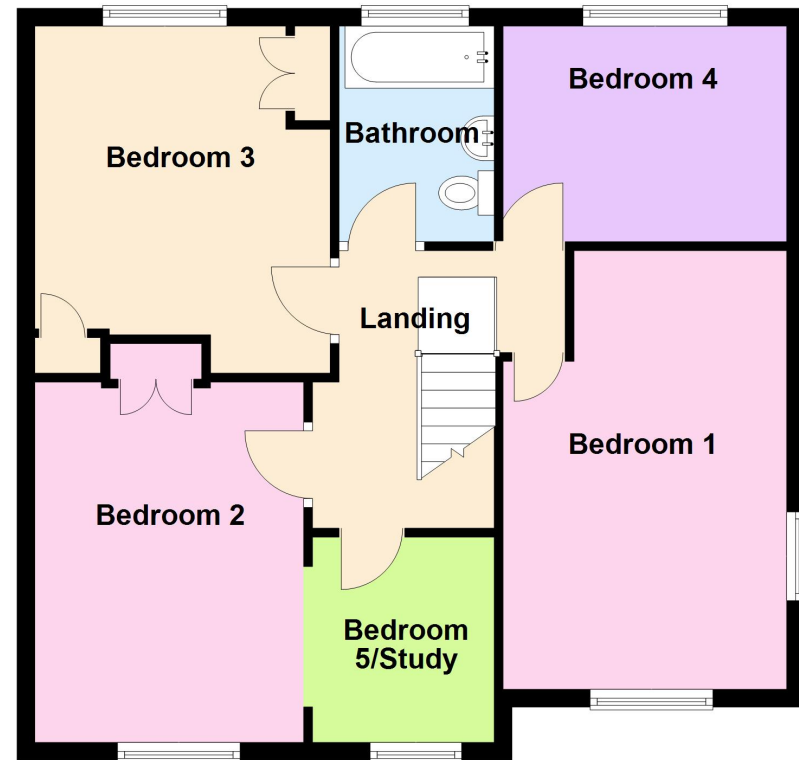
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or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

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

