



77 Westcotes Drive, Leicester LE30SQ

MOORE
& YORK



Property at a glance:

- Spacious Three Storey Detached Home
- Popular Suburb Location
- Lounge & Feature Open Plan Kitchen/Dining Room
- Four Bedrooms
- Two En-Suites & Luxury Family Bathroom
- Parking & Garage
- Ideal Family Home

Asking Price £350,000 Freehold



Discover your dream family home with this stunning 4-bedroom detached three storey house, perfectly situated in a sought-after residential area. This spacious property offers an ideal blend of modern living and cosy comfort, making it the perfect sanctuary for families seeking both style and practicality. The individually designed centrally heated and double glazed accommodation briefly comprises to the ground floor lounge, a thoughtfully designed kitchen/dining room to meet the needs of a busy household. Featuring ample storage, modern appliances, and plenty of countertop space, it offers a perfect setting for family meals and provides bi-fold doors to the rear garden. Adjacent to the kitchen, there is a Utility room and WC/Cloakroom. Four generously sized bedrooms, two of which have en-suites, provide plenty of space for the whole family with a further luxury for piece family bathroom. Outside the property provides easily maintainable gardens to front and rear and a side driveway provides off-street parking leading to garage. The popular location offers a friendly community feel, close to schools, local amenities, and convenient transport links and we highly recommend a early viewing.

DETAILED ACCOMMODATION

Composite door leading to

LOUNGE

15' 0" x 13' 9" (4.57m x 4.19m) UPVC sealed double glazed bay window to front aspect, stairs leading to first floor accommodation, radiators, TV point, feature log burner set in chimney niche, alcove shelving

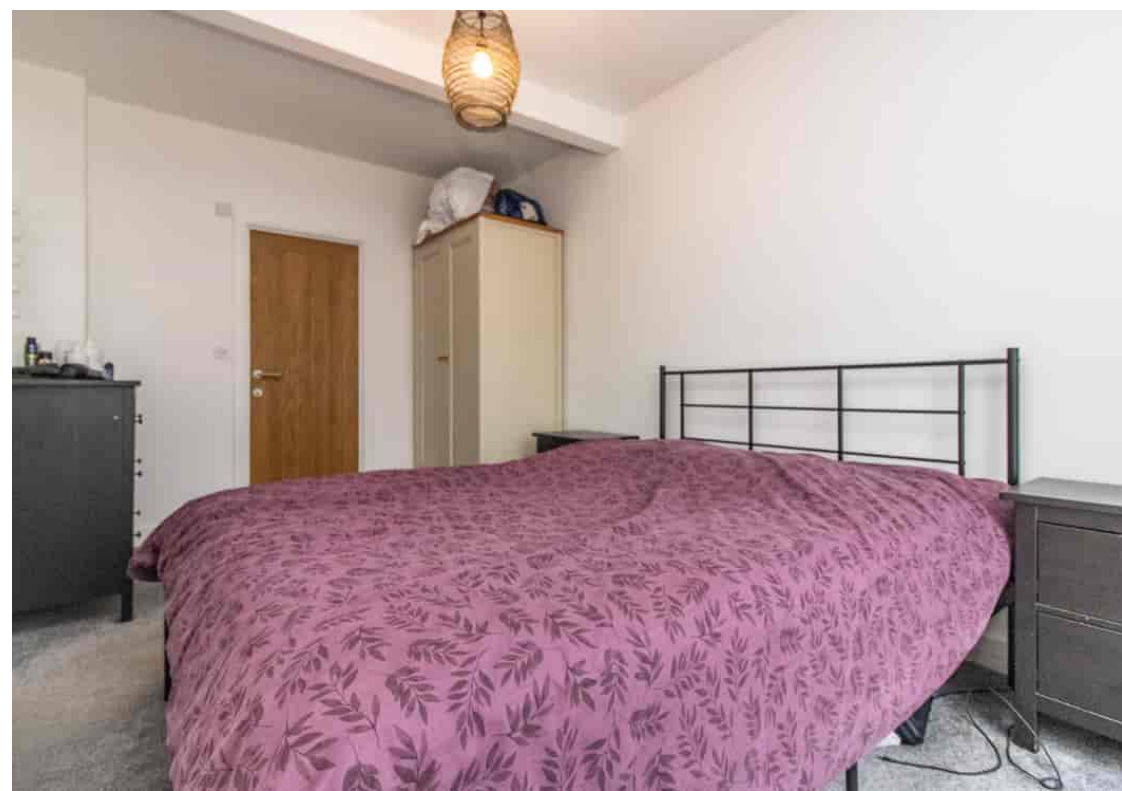


KITCHEN/DINING ROOM

18' 5" x 15' 1" (5.61m x 4.60m) Nicely fitted in a range of soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over with matching upturn, drawers and cupboards under, complementary wall mounted eye level cupboards, deep pan drawers, integrated dishwasher and fridge/freezer, built in oven and four piece gas hob with extractor fan over set in stainless steel hood, easy wipe splash back, breakfast Island with cupboards and deep pan drawers under, UPVC sealed double glazed Velux window, concealed work surface lighting, bi-fold doors to rear garden.

UTILITY ROOM

6' 7" x 5' 5" (2.01m x 1.65m) UPVC sealed double glazed door to rear garden, c sink unit with cupboards under, plumbing for washing machine





CLOAKROOM/WC

Low level WC and Vanity sink unit, radiator, UPVC sealed double glazed window

FIRST FLOOR LANDING

Stairs leading to second floor accommodation, airing cupboard

BEDROOM 1

15' 4" x 10' 0" (4.67m x 3.05m) Radiator, UPVC sealed double glazed window.

EN-SUITE SHOWER ROOM

9' 1" x 4' 5" (2.77m x 1.35m) Three piece suite comprising walk in tiled natural rainwater shower unit, pedestal wash hand basin and low level WC, heated towel rail.

BEDROOM 2

13' 0" x 8' 4" (3.96m x 2.54m) Radiator, UPVC sealed double glazed bay window.

BEDROOM 4

9' 8" x 6' 5" (2.95m x 1.96m) Radiator, UPVC sealed double glazed window.

FAMILY BATHROOM

9' 8" x 7' 3" (2.95m x 2.21m) Four piece suite comprising free standing bath with shower attachment, walk in tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail.

SECOND FLOOR LANDING

BEDROOM 3

15' 3" x 11' 3" (4.65m x 3.43m) Radiator, UPVC sealed double glazed Velux windows, eaves cupboard.

EN-SUITE SHOWER ROOM

7' 4" x 5' 8" (2.24m x 1.73m) Three piece suite comprising natural rainwater tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail

OUTSIDE

Raised garden to front with wrought iron fenced border, tarmac driveway providing parking leading to single garage with up and over door, easily maintainable garden to rear comprising patio seating area and artificial lawns.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.









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.

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.

EPC RATING

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COUNCIL TAX BAND

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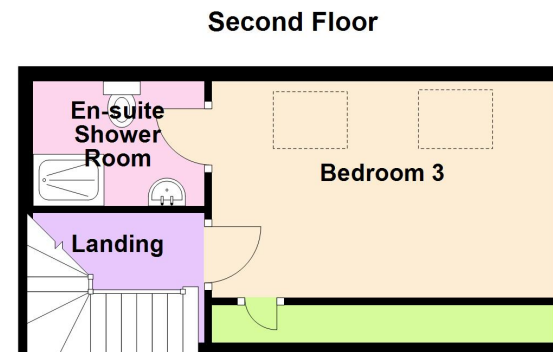
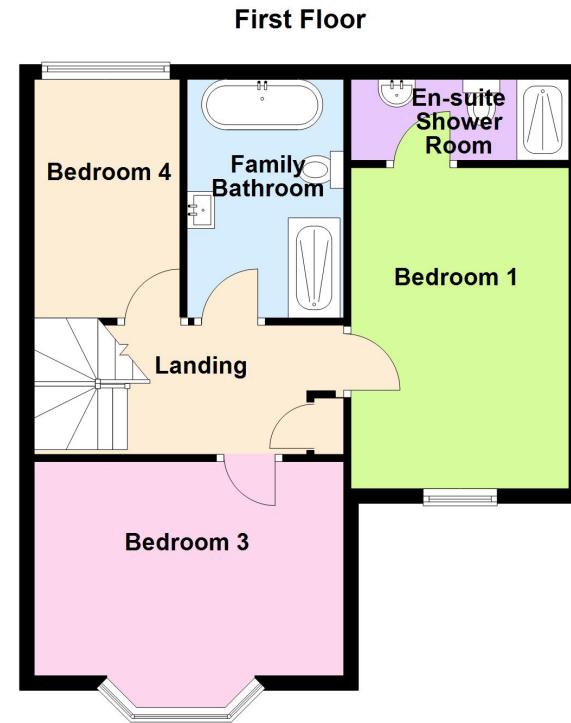
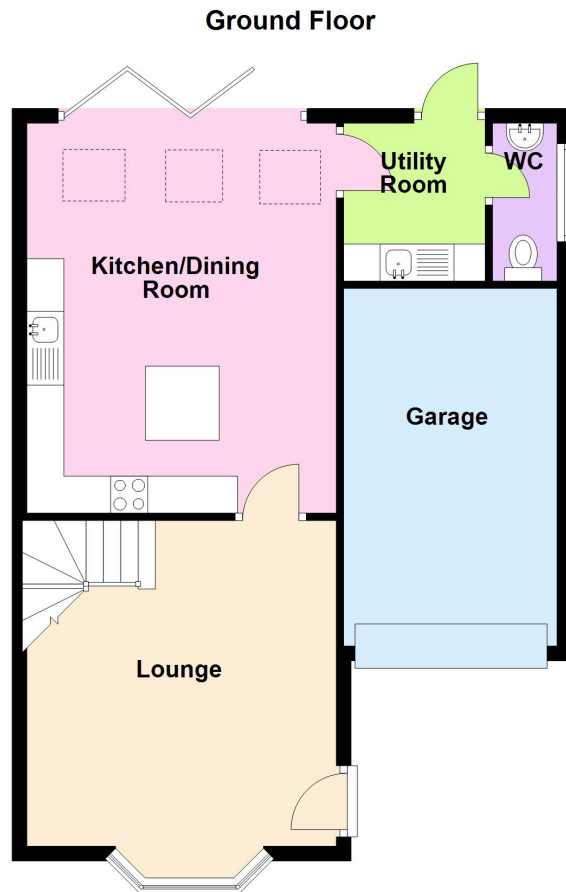


TENURE

Freehold

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.



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

