



102a Sports Road, Glenfield, Leicester LE3 8AJ

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MOORE
& YORK



Property at a glance:

- Individually Designed Detached Bungalow
- Stunning Grounds With Double Garage
- Spacious L-Shaped Lounge/Dining Room
- Located Off Private Driveway
- Three Bedrooms
- Kitchen/Breakfast Room & Conservatory
- Gas Heating & Solar Panels
- No Onward Chain

Asking Price £415,000 Freehold



Individually designed detached spacious established bungalow ideally located off a long private driveway and standing on a stunning large plot. This lovely home is being sold with no upward chain and the centrally heated, solar paneled and partially double and secondary glazed accommodation briefly comprise reception hall, spacious L-shaped living room, kitchen/breakfast room, cloakroom/WC, three bedrooms, conservatory and bathroom. The property stands with a large frontage providing ample parking leading to double garage and to the rear a beautiful good sized plot comprising large patio seating area leading to extensive formal shaped lawns with well stocked evergreen and flower borders and beds, timber shed and summer house. Situated in the heart of

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE PORCH

7' 2" x 3' 3" (2.18m x 0.99m) Matching UPVC sealed double glazed panels, hardwood and glazed door leading to;

RECEPTION HALL

Radiator, access to loft space, airing cupboard, private door to garage.



L-SHAPED LOUNGE/DINING ROOM

25' 6" x 20' 4" (7.77m x 6.20m) Radiators, TV point, secondary glazed bow windows to front aspects, sealed double glazed sliding patio doors to rear garden, York stone fire surround with hardwood mantle and inset display shelving.





KITCHEN/BREAKFAST ROOM

14' 5" x 11' 0" (4.39m x 3.35m) Comprising one and a half bowl 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 twin oven and four piece ceramic hob with extractor fan over set in display hood, plumbing for washing machine, boiler cupboard, glazed display cabinet, sealed double door and window to rear aspect, tiled splash backs.

CLOAKROOM/WC

Low level WC and wash hand basin

BEDROOM 1

13' 8" x 10' 8" (4.17m x 3.25m) Radiator, fitted wardrobe, secondary glazed window.

BEDROOM 2

13' 5" x 10' 0" (4.09m x 3.05m) Radiator, French door leading to;

CONSERVATORY

17' 7" x 8' 9" (5.36m x 2.67m) Sealed double glazed windows overlooking gardens and sealed double glazed door leading to gardens.

BEDROOM 3

11' 8" x 10' 4" (3.56m x 3.15m) Radiator, sealed double glazed window, fitted wardrobe.

BATHROOM

8' 4" max x 7' 5" max (2.54m x 2.26m) Four piece suite comprising corner bath, shower unit, pedestal wash hand basin and low level WC, radiator, secondary glazed window.

OUTSIDE

The property stands on a stunning plot comprising large frontage incorporating a tarmac driveway providing ample parking leading to detached garage (17'3" X 14'5") ,with electrically operated up and over door, power and light, and a pebbled open plan garden area. To the rear there is a large patio seating area leading to extensive lawns with well stocked evergreen and floral beds and borders, timber sheds and summer house.

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 partially double-glazed and partially secondary glazed. Cavity wall insulation. New Facias









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

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COUNCIL TAX BAND

Blaby E

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)

Ground 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

