



31 Barbara Avenue, Leicester LE52AD

MOORE
& YORK



Property at a glance:

- Beautiful Extended Family Home
- Six Bedrooms
- Two En-Suites & Family Bathroom
- Feature Open Plan Living Area
- Easy Access Local Facilities & Places of Worship
- Well Appointed & Presented
- Well Fitted Extended Kitchen/Dining Room
- Viewing Essential
- Highly Sought After Location

Offers Over £495,000



Beautifully presented established extended six bedroom family home situated in the heart of the sought after suburb of Humberstone offering easy access to all local facilities and places of worship. This fabulous home has been extended with great care and attention by the present to provide spacious accommodation of the highest calibre which would provide ideal accommodation for a growing family and the well planned accommodation briefly comprises to the ground floor entrance porch, entrance hall, sitting room, bedroom with en-suite shower room, spacious lounge overlooking garden with open plan aspect to well fitted kitchen/dining room with integrated appliances and to the first floor spacious landing with access to good sized storage loft space providing potential conversion to further living accommodation, master bedroom with en-suite, four further bedrooms and luxury four piece family bathroom and stands with good sized rear garden with play area and summer house. Rarely do properties of this size and calibre become available and a viewing is highly recommended.

DETAILED ACCOMMODATION

Hardwood and sealed double glazed French doors leading to;

ENTRANCE PORCH

Exposed brick arch, large Italian tiled flooring. UPVC sealed double glazed side windows, hardwood and leaded light stained door with leaded light glazed side panels leading to:

ENTRANCE HALL

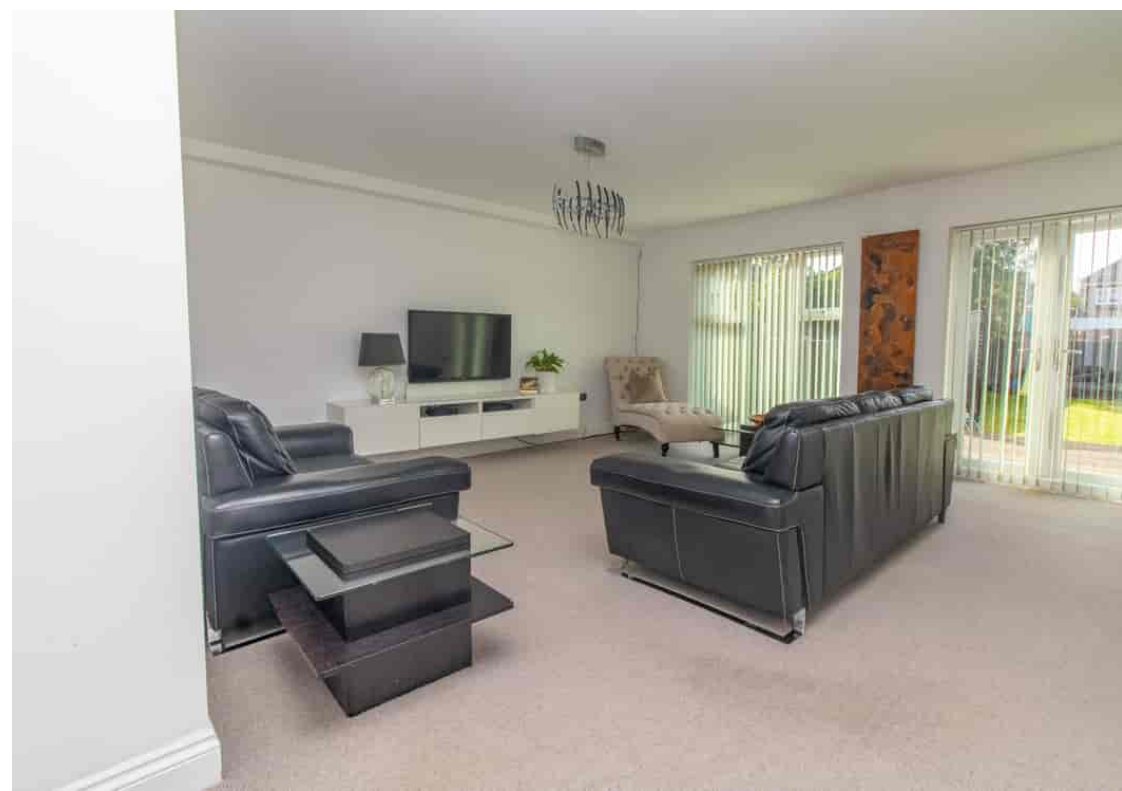
Stairs leading to first floor accommodation, under stairs shelved cupboard, large Italian tiled flooring, covered radiator.

SITTING ROOM

13' 6" x 11' 3" (4.11m x 3.43m) Radiator, UPVC circular bayed sealed double glazed window, inset spotlights.

LOUNGE

17' 10" x 17' 10" (5.44m x 5.44m) UPVC sealed double glazed french doors to rear garden, UPVC sealed double glazed picture window, TV point, vertical radiator, open plan archway access leading to;





KITCHEN/DINING ROOM

25' 4" x 12' 0" (7.72m x 3.66m) Well fitted in an extensive range of soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven, grill and five piece gas hob with feature curved extractor fan, large Italian tiled flooring, plumbing for washing machine, Velux sealed double glazed window, double radiator, concealed central heating boiler, integrated fridge/freezer,.

BEDROOM 6

15' 0" x 9' 2" (4.57m x 2.79m) Radiator, UPVC sealed double glazed bow window, fitted wardrobes.

EN-SUITE SHOWER ROOM

Three piece suite comprising walk in large tiled shower cubicle with inset shelf, vanity sink unit and low level WC, large Italian tiled flooring and walls., heated towel rail, fitted cupboards.

FIRST FLOOR LANDING

Spacious area with large access to partially converted loft room with pull down ladder, vertical radiator.

BEDROOM 1

13' 10" x 11' 11" (4.22m x 3.63m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

EN-SUITE SHOWER ROOM

Three piece suite comprising walk in large tiled shower cubicle, vanity sink unit with cupboards under and low level WC, heated towel rail, large Italian tiled flooring and walls, heated towel rail.

BEDROOM 2

14' 7" x 10' 10" (4.45m x 3.30m) Radiator, UPVC circular bayed sealed double glazed window

BEDROOM 3

13' 6" x 9' 8" (4.11m x 2.95m) Radiator, UPVC sealed double glazed window.

BEDROOM 4

11' 3" x 9' 10" (3.43m x 3.00m) Radiator, UPVC sealed double glazed window.

BEDROOM 5

8' 4" x 7' 11" (2.54m x 2.41m) Radiator, UPVC sealed double glazed window.

FAMILY BATHROOM

9' 4" x 7' 4" (2.84m x 2.24m) Four piece luxury suite comprising P-shaped spa bath, corner tiled shower cubicle, vanity sink unit with draws under, heated towel rail, Italian large tiled flooring and walls.









OUTSIDE

Block paved parking to front with brick walled frontage, patio area and lawn garden to rear, rear mulch play area 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 mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

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 and 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.

COUNCIL TAX BAND

Leicester C

EPC RATING

TBC

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.

IMPORTANT INFORMATION

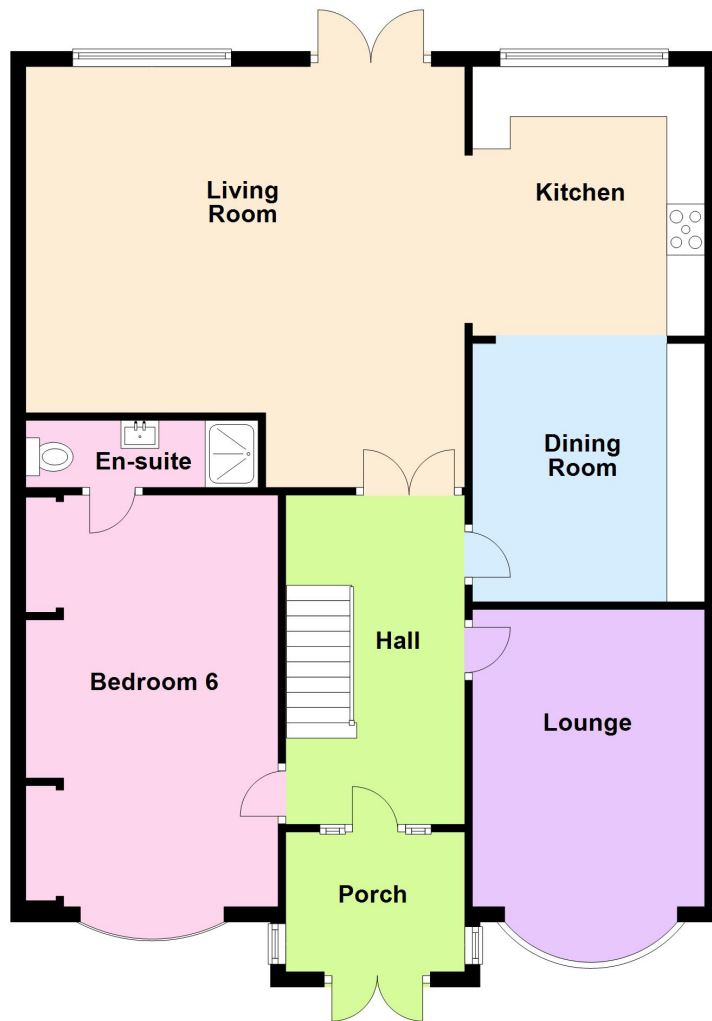
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.





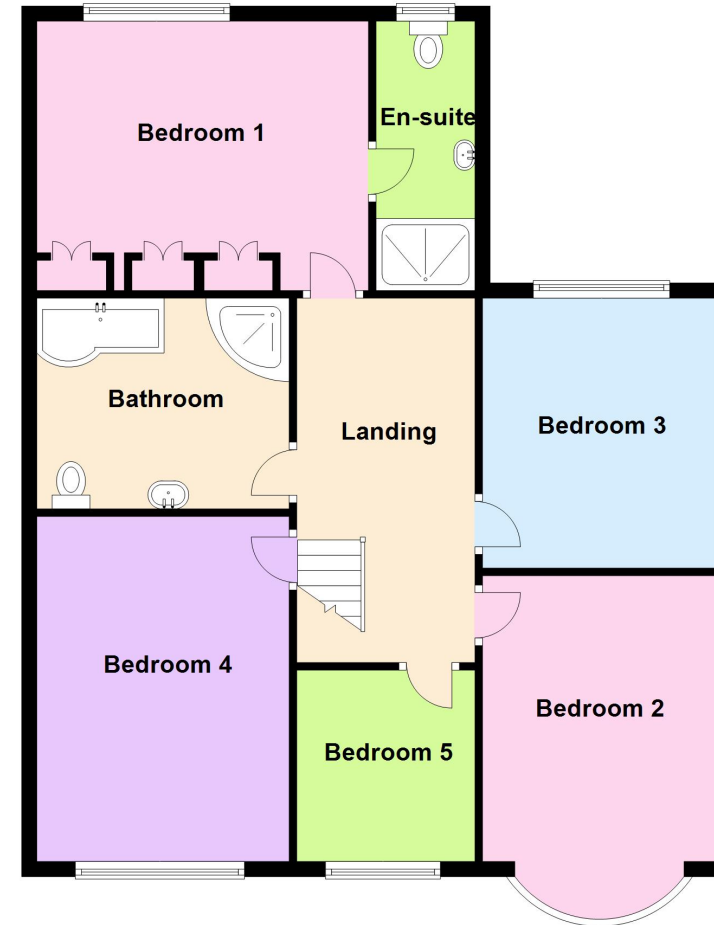
Ground Floor

Approx. 102.1 sq. metres (1099.1 sq. feet)



First Floor

Approx. 88.2 sq. metres (949.8 sq. feet)



Total area: approx. 190.4 sq. metres (2048.9 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

