



4 Orsett Close, Leicester LE50AL

MOORE
& YORK



Property at a glance:

- Modern Detached Family Home
- Lounge, Kitchen/Breakfast Room & Conservatory
- Master Bed with En-Suite
- Two Further Bedrooms & bathroom
- Ample Parking & Garage
- Gas Central Heating & D\G
- Popular and Sought After Location

£335,000 Freehold



Nicely presented home situated in a cul-de-sac location in the heart of this popular and sought after residential development offering easy access to local facilities and places of worship. The centrally heated and double glazed accommodation briefly comprises entrance hall, cloakroom/WC, lounge, well fitted kitchen/dining room with integrated appliances and conservatory to the ground floor and to the first floor master bedroom with en-suite shower room and built in wardrobes, two further bedrooms and family bathroom and stands with easily maintainable gardens with side parking for two cars leading to single garage. the property would ideally suit the growing family and early viewing recommended.

DETAILED ACCOMMODATION

Hardwood door with sealed double glazed picture panel leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

CLOAKROOM/WC

Low level WC and wash hand basin, radiator, UPVC sealed double glazed window.

LOUNGE

16' 1" x 13' 6" (4.90m x 4.11m) Radiator, UPVC sealed double glazed window, TV point, display fire and surround.



KITCHEN/DINING ROOM

16' 5" x 9' 0" (5.00m x 2.74m) Fitted in a range of soft close units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, deep pan drawers, complementary wall mounted eye level cupboards, built in oven, microwave and four piece gas hob with extractor fan over set in stainless steel hood, glazed display cabinet, pull out larder cupboard, spotlights, tiled splash backs, plumbing for washing machine and dishwasher, fridge/freezer space, understairs cupboard, sealed double glazed sliding patio door leading to;





CONSERVATORY

9' 4" x 8' 2" (2.84m x 2.49m) UPVC sealed double glazed windows and French doors to rear garden, pitched insulated ceiling.

FIRST FLOOR LANDING

UPVC sealed double glazed window, shelved airing cupboard, over stairs cupboard.

BEDROOM 1

11' 5" x 9' 6" (3.48m x 2.90m) Radiator, UPVC sealed double glazed window, built in wardrobes.

EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, heated towel rail, tiled throughout.

BEDROOM 2

10' 4" x 9' 4" (3.15m x 2.84m) Radiator, UPVC sealed double glazed window, fitted wardrobe, built in cupboard.

BEDROOM 3

7' 9" x 6' 9" (2.36m x 2.06m) Radiator, UPVC sealed double glazed window.

BATHROOM

6' 5" x 5' 11" (1.96m x 1.80m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, large tiled splash backs.

OUTSIDE

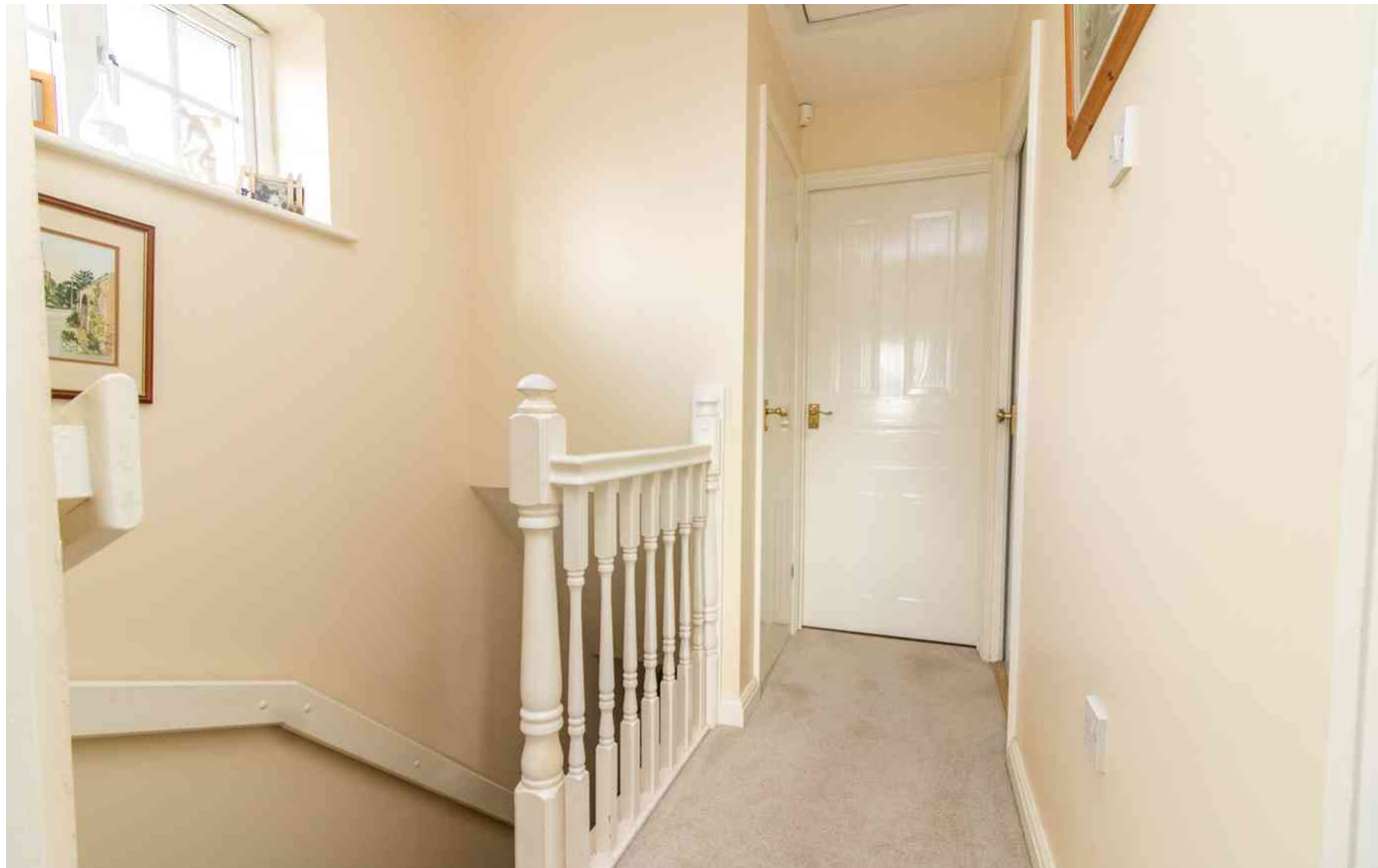
Open plan lawns to front with inset evergreen, tarmac driveway to side providing parking for two cars leading to garage with up and over door. Easily maintainable enclosed garden to rear comprising patio seating area, artificial lawns and floral and evergreen beds.

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.

TENURE

Freehold

COUNCIL TAX BAND

Leicester D

EPC RATING

TBC



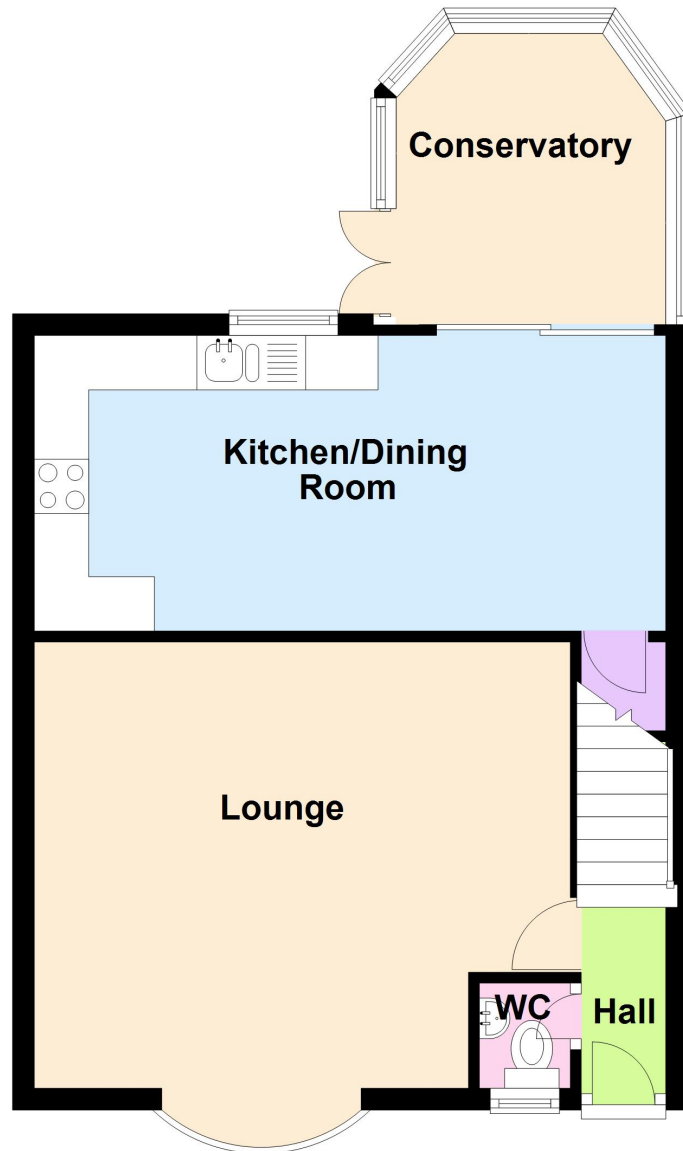
IMPORTANT INFORMATION

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.

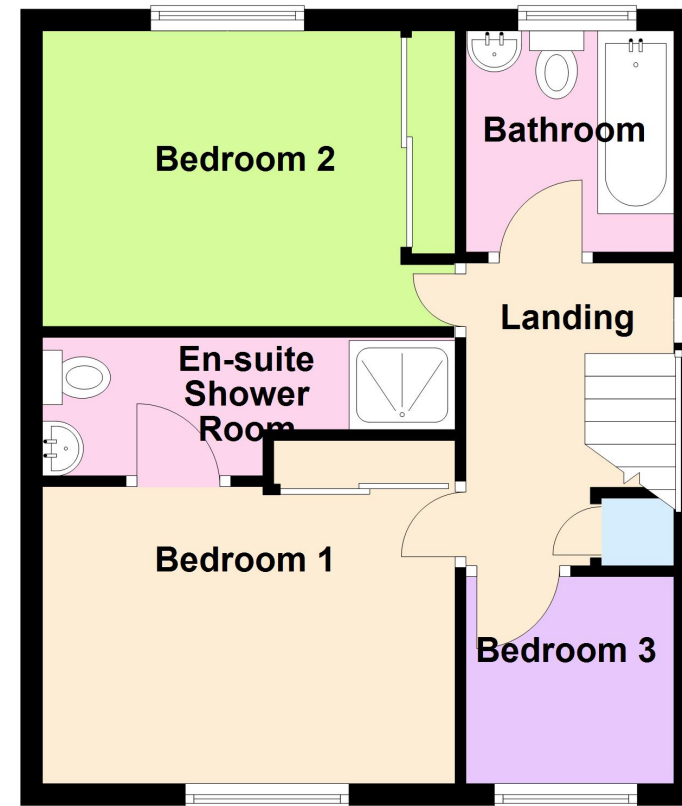
PROPERTY INFORMATION QUESTIONNAIRE

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire if you would like to view a copy.

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

