



66, Lady Hay Road, Leicester, Leicester City LE39SJ

MOORE
& YORK



Property at a glance:

- Beautifully Presented Family Home
- Three Storey Town House
- En-Suite, Shower Room & Family Bathroom
- Four Bedrooms
- Gas Central Heating & D\G
- Easy Access Major Road Routes & Glenfield Hospital
- Ample Parking & Garage
- Viewing Essential

Asking Price £310,000 Freehold



Beautifully presented three storey four bedroom modern town-house situated in the heart of this highly popular residential development offering easy access to Glenfield hospital and the western bypass, providing a short drive to the M1/M69 road junction with its excellent road links and the popular Fosse Park Retail Centre. The property is presented to a high standard and the centrally-heated and double-glazed accommodation briefly comprises: entrance hall, shower room, double bedroom, utility room; to the first floor, kitchen/breakfast room with feature seated balcony area and lounge/dining room; and to the second floor, master bedroom with en-suite, two further bedrooms and family bathroom There is ample parking to front leading to garage and gardens to rear. This lovely home would ideally suit the growing family and we recommend an early viewing.

DETAILED ACCOMMODATION

Hardwood and sealed double glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, double radiator, cloaks cupboard, under stairs cupboard.

SHOWER ROOM

Three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, radiator.

BEDROOM 4

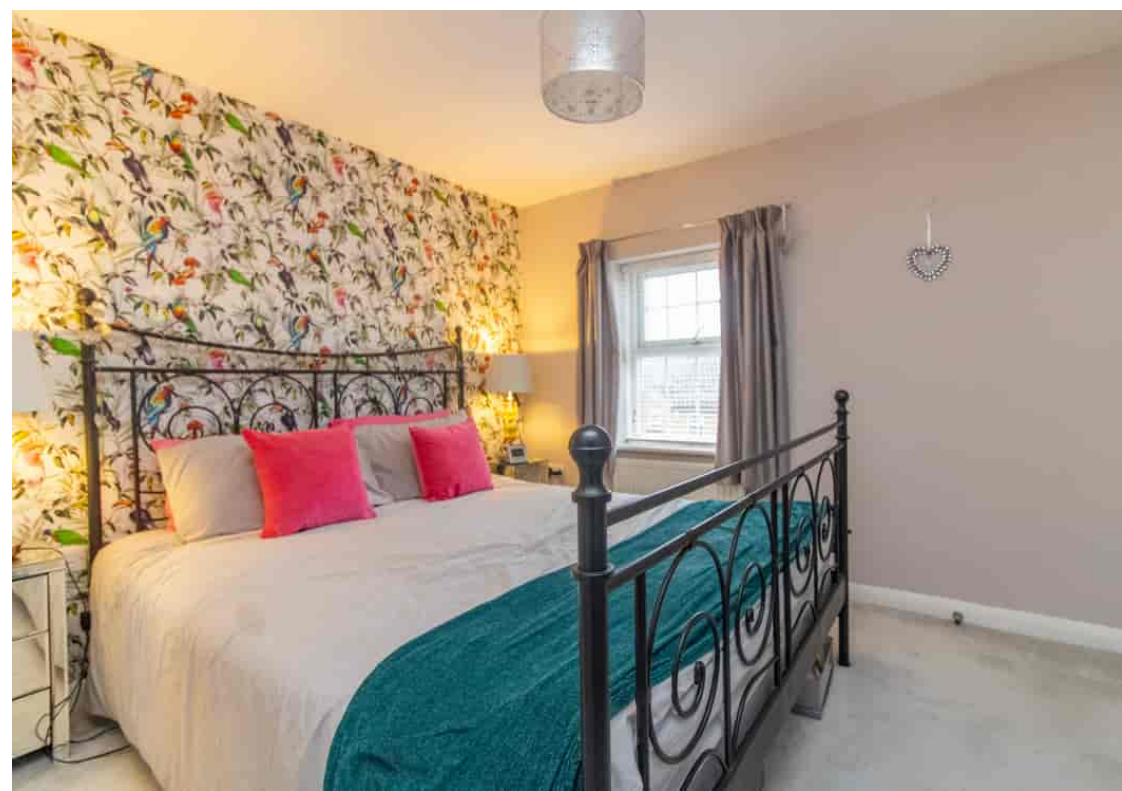
10' 9" x 9' 1" (3.28m x 2.77m) Double radiator, UPVC sealed double glazed French doors to rear garden.

UTILITY ROOM

7' 8" x 6' 5" (2.34m x 1.96m) Butcher block style work surface with utility space under with plumbing for washing machine, wall mounted Worcester condensing boiler fitted in 2023. tiled splash backs, radiator, sealed double glazed door to rear garden.

FIRST FLOOR LANDING

Stairs leading to second floor accommodation





LOUNGE/DINING ROOM

17' 10" x 16' 2" (5.44m x 4.93m) Double radiators, TV point, UPVC sealed double French doors to Juliet balcony.

KITCHEN/BREAKFAST ROOM

16' 1" x 11' 0" (4.90m x 3.35m) Nicely fitted comprising sink unit with cupboards under, matching range of base units with work surface over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in matching hood, tiled splash back, plumbing for dishwasher, UPVC sealed double glazed French doors leading to seated balcony area.

SECOND FLOOR LANDING

Radiator, access to fully boarded loft space, airing cupboard with immersion heater.

BEDROOM 1

11' 4" x 11' 4" (3.45m x 3.45m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

EN SUITE SHOWER ROOM

9' 4" x 9' 8" (2.84m x 2.95m) Three piece suite comprising tiled waterfall shower unit, vanity sink unit and low level WC

BEDROOM 2

12' 0" x 8' 7" (3.66m x 2.62m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

BEDROOM 3

Radiator, UPVC sealed double glazed window

FAMILY BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m) Three piece suite comprising panelled bath, vanity sink unit and low level WC, radiator, tiled splash backs.

OUTSIDE

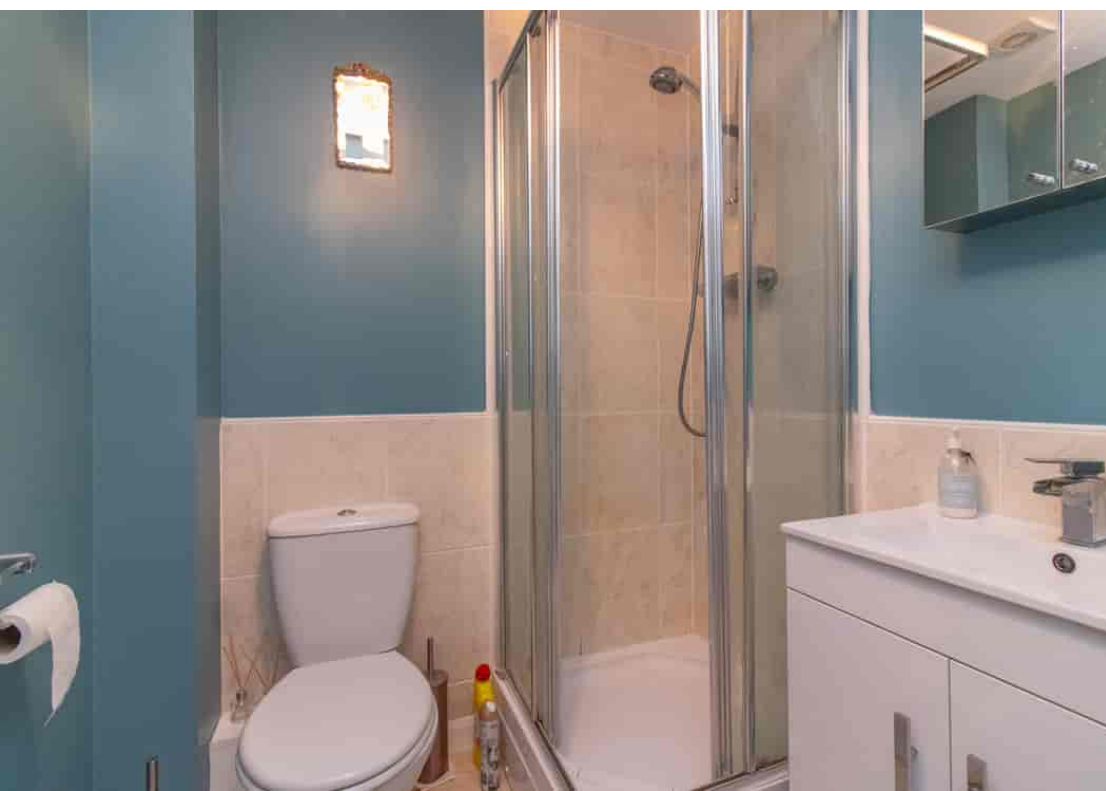
Driveway to front providing ample parking leading to single garage with up and over door, open plan gravelled garden area with further patio and lawn garden to rear. gated access to rear leading to front aspect, outside power point and tap.

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, windows are double glazed, and an alarm system is fitted.

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.

TENURE

Freehold



COUNCIL TAX BAND

EPC RATING

FLOOR PLANS

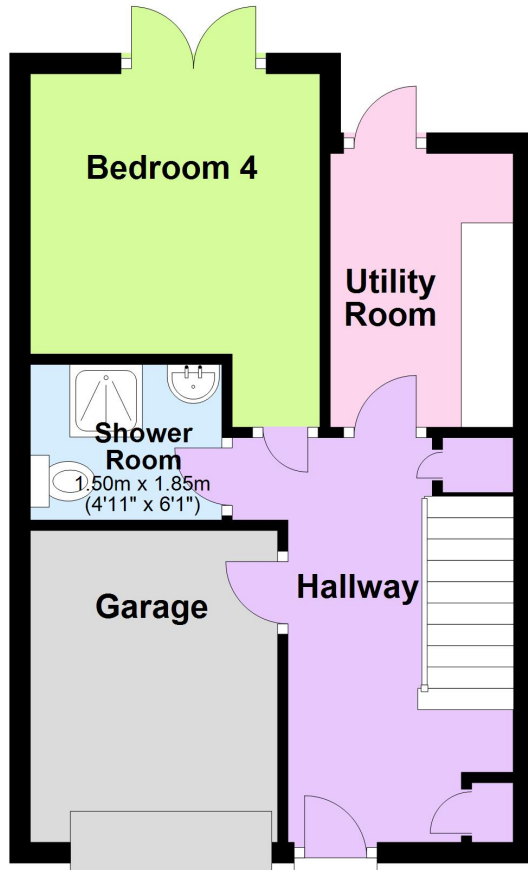
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

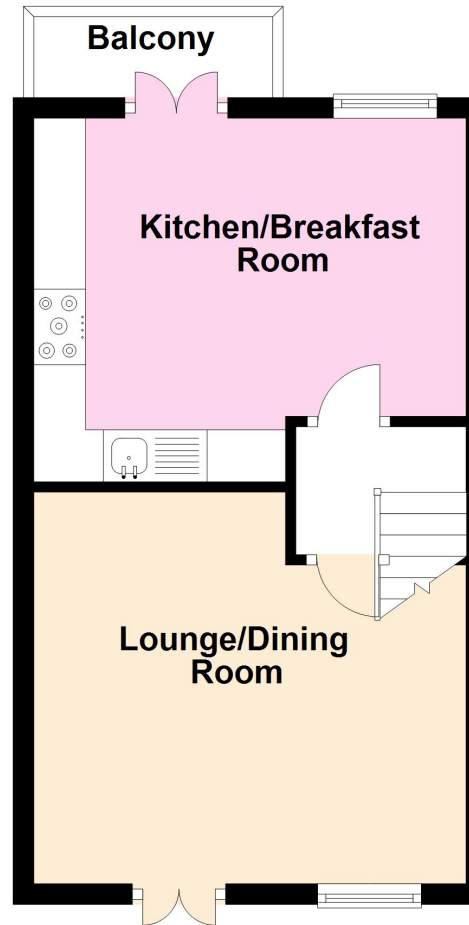
Ground Floor

Approx. 33.1 sq. metres (356.5 sq. feet)



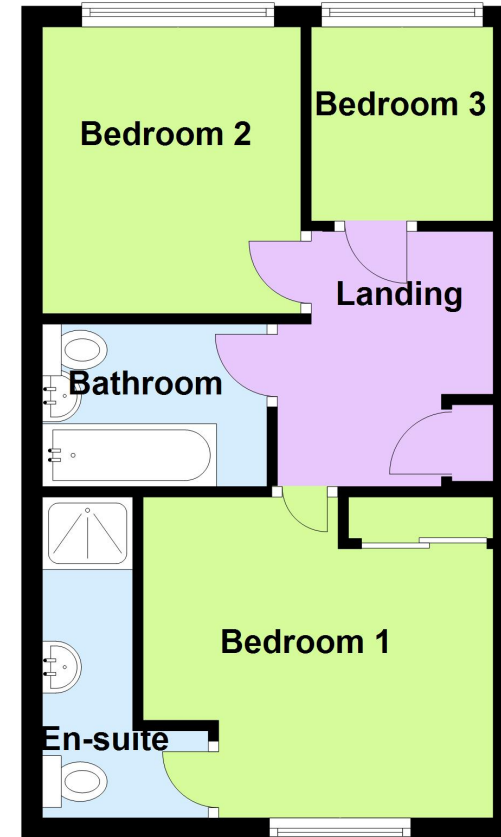
First Floor

Approx. 30.8 sq. metres (331.7 sq. feet)



Second Floor

Approx. 32.9 sq. metres (354.3 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

