



35 Blenheim Crescent, Broughton Astley, Leicester LE96QY

MOORE  
& YORK



### Property at a glance:

- Detached Family Home
- Driveway & Garage
- Re fitted Bathroom & Kitchen
- Four Bedrooms
- Gas Central Heating and Double Glazing
- Modernised and upgraded throughout

£335,000 Freehold



This superbly presented and spacious modern, four bedroom detached home is situated in the popular location of Broughton Astley. The property offers modernised and upgraded internal accommodation which includes entrance hall, spacious, re fitted ground floor wc/cloakroom, lounge dining room with wood burning stove and feature bifold doors, re fitted kitchen, first floor landing giving access to four bedrooms and a re fitted family bathroom, rear garden with raised patio area and lawns with, generous block paved driveway and single garage to the front aspect.

#### DETAILED ACCOMODATION

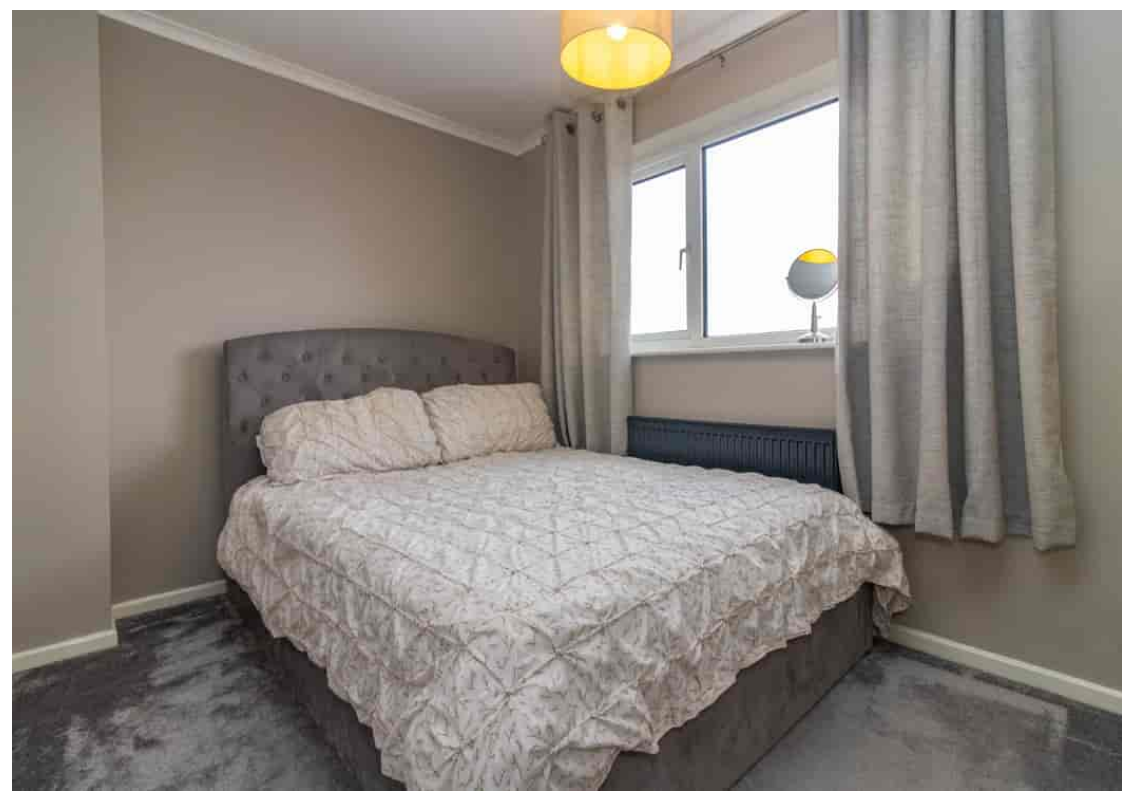
##### ON THE GROUND FLOOR

##### ENTRANCE HALLWAY

Entered via a UPVC double glazed door, stone effect flooring, spotlight, radiator and stairs rising to first floor.

##### KITCHEN

10' 0" x 10' 3" (3.05m x 3.12m) Re fitted and 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 hob with extractor fan over, tiled splash back, plumbing for dishwasher, space for fridge freezer and washing machine, wall mounted gas boiler, Stone affect flooring, recessed spotlights, UPVC sealed double glazed windows to front aspect.





## **LOUNGE DINING ROOM**

13' 8" x 20' 6" (4.17m x 6.25m) With feature five section aluminium bi fold door to rear aspect, , inset wood burning stone, oak flooring, two radiators, t.v point, and built in storage cupboard and spot lighting.

## **CLOAKROOM**

5' 2" x 6' 7" (1.57m x 2.01m) UPVC double glazed opaque window to front aspect, low level wc, vanity wash hand basin, chrome affect heated towel rail, stone affect flooring and ceiling spot lighting.

## **FIRST FLOOR LANDING**

With stairs rising to first floor, oak banister and glazed balustrade, UPVC, double glazed window to side aspect loft access and access to all rooms via oak affect doors:

## **BEDROOM ONE**

10' 6" x 10' 9" (3.20m x 3.28m) UPVC double glazed window to rear aspect, radiator and light point.

## **BEDROOM TWO**

9' 8" x 10' 9" (2.95m x 3.28m) UPVC double glazed window to rear aspect, radiator and light point.

## **BEDROOM THREE**

7' 8" x 10' 6" (2.34m x 3.20m) UPVC double glazed window to front aspect, radiator and light point.

## **BEDROOM FOUR**

6' 9" x 9' 8" (2.06m x 2.95m) UPVC double glazed window to front aspect, radiator and light point.

## **FAMILY BATHROOM**

6' 0" x 7' 7" (1.83m x 2.31m) Re fitted with a matching three piece suite comprising panelled bath with glazed shower screen over and electric shower, vanity wash hand basin and unit and low level WC, chrome affect heated towel rail, luxury vinyl flooring, extractor and UPVC double glazed window to side aspect.

## **OUTSIDE**

The property benefits from an extensive block paved and gravelled driveway providing off road parking for multiple vehicles, single garage with up and over door. There is side gated access leading to the rear garden which has a raised porcelain patio area and lawned garden.

## **VIEWINGS**

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

## **FLOOR PLAN**

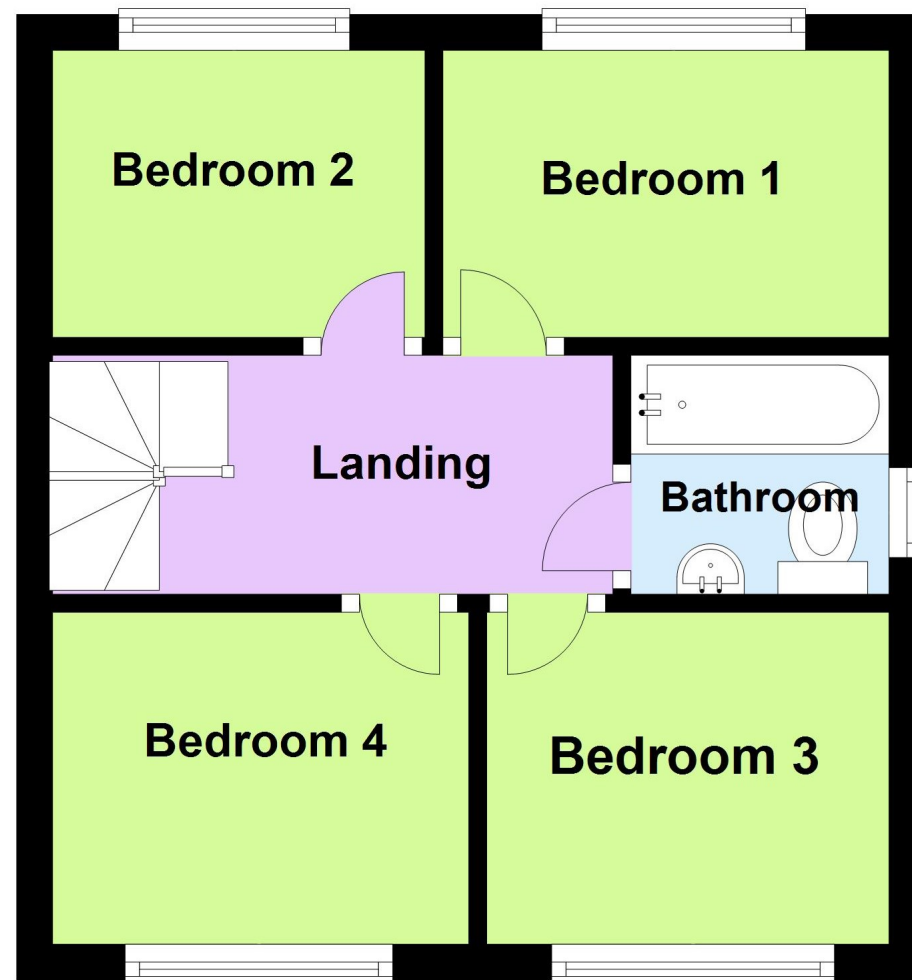
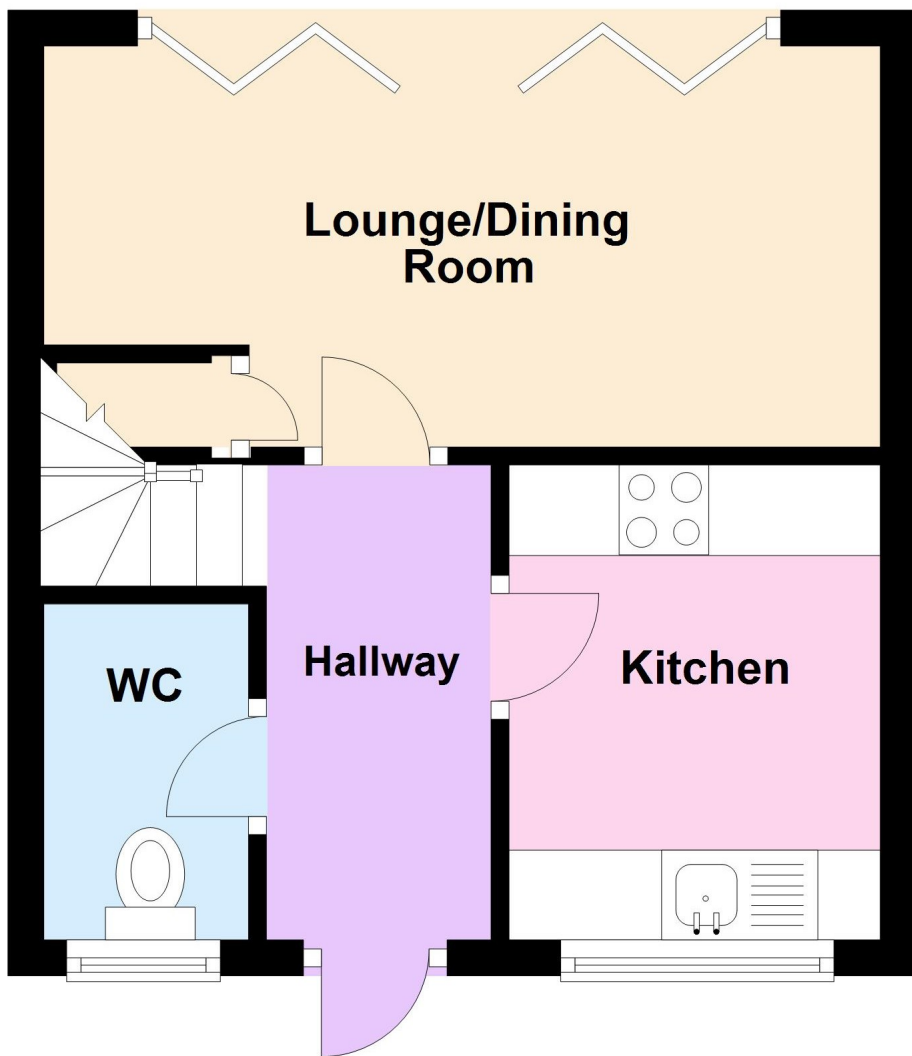
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

## **DISCLOSURE**





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

