



28 Discovery Road, Leicester LE45AB

MOORE  
& YORK





### Property at a glance:

- Linked Detached Family Home
- Walking Distance Canal Side Walks Leading To Abbey Park
- Lounge & Kitchen / Dining Room
- Master Bedroom With Dressing Area and En-Suite
- Further Bedroom With En-suite & Two Further Bedrooms
- Gas Central Heating and Double Glazing
- Viewing Essential

Asking Price £340,000 Freehold



Linked detached family home situated on the edge of this popular small residential development offering easy access to all local facilities and the stunning canal side walks leading to Abbey Park. The property stands with a open aspect view to front and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor, lounge, kitchen/dining room and cloakroom/WC, to the first floor bedroom with en-suite, two further bedrooms and family bathroom and to the second floor a master suite incorporating a good sized bedroom area, dressing area and En-suite shower room. To the rear of the property is a easily maintainable rear garden with gated access leading to garage and parking. Ideally suited for the growing family and we highly recommend a early viewing.

### DETAILED ACCOMMODATION

#### CLOAKROOM

Low level WC and pedestal wash hand basin, radiator.

#### LOUNGE

16' 3" x 10' 8" (4.95m x 3.25m) Dual aspect UPVC sealed double glazed windows, TV point, radiator.



#### KITCHEN/DINING ROOM

16' 6" x 9' 7" (5.03m x 2.92m) Comprising 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 oven and four piece gas hob with extractor fan over, integrated dishwasher and fridge/freezer, radiator, UPVC sealed double glazed window, door to garden.

#### FIRST FLOOR LANDING

Stairs leading to second floor accommodation.

#### BEDROOM 2

12' 0" x 9' 8" (3.66m x 2.95m) Radiator, UPVC sealed double glazed window, fitted wardrobes.









### EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator.

### BEDROOM 3

10' 9" x 8' 8" (3.28m x 2.64m) Radiator, UPVC sealed double glazed window.

### BEDROOM 4

10' 8" x 7' 10" (3.25m x 2.39m) Radiator, UPVC sealed double glazed window.

### BATHROOM

Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window

### SECOND FLOOR

#### MASTER BEDROOM

16' 2" x 13' 4" (4.93m x 4.06m) Radiator, dual aspect UPVC sealed double glazed windows, archway leading to;

### DRESSING ROOM

9' 8" x 7' 8" (2.95m x 2.34m) Range of fitted wardrobes.

### EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator.

### OUTSIDE

Enclosed easily maintainable patio garden with gated access leading to parking and garage located beneath coach house

### 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.

### VIEWING

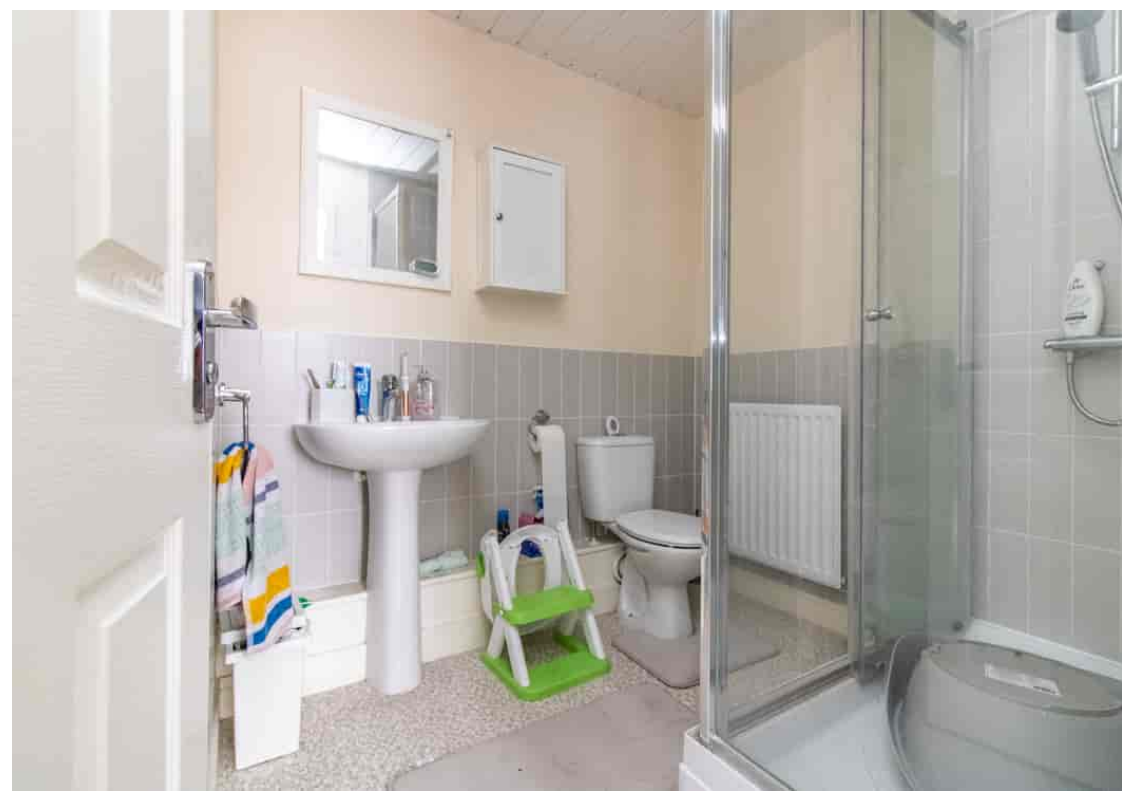
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.















### 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 House  
Leasehold Garage  
Green Charge approx £70 every four months

### EPC RATING

TBC

### COUNCIL TAX BAND

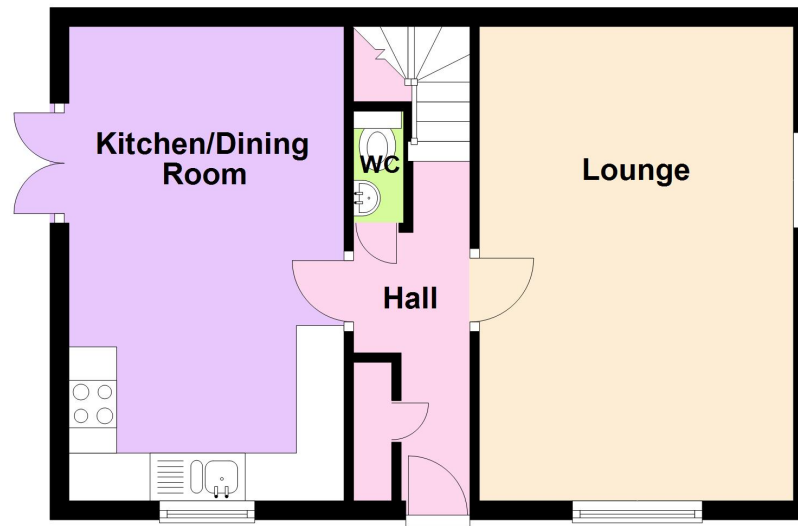
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### IMPORTANT INFORMATION

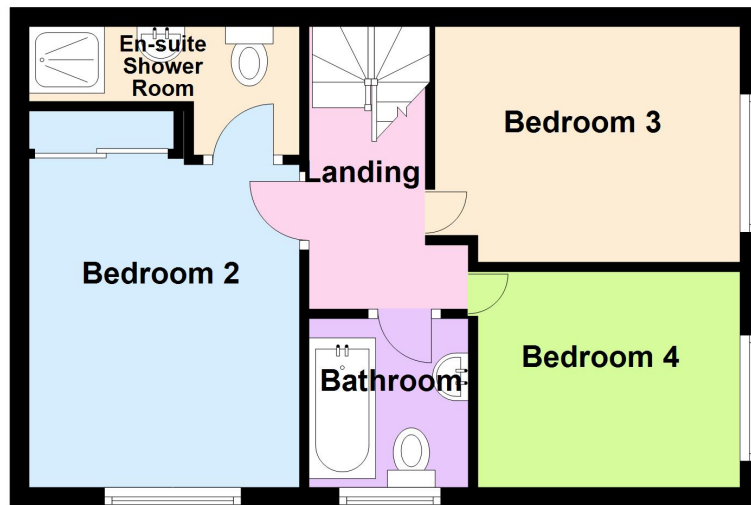
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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.



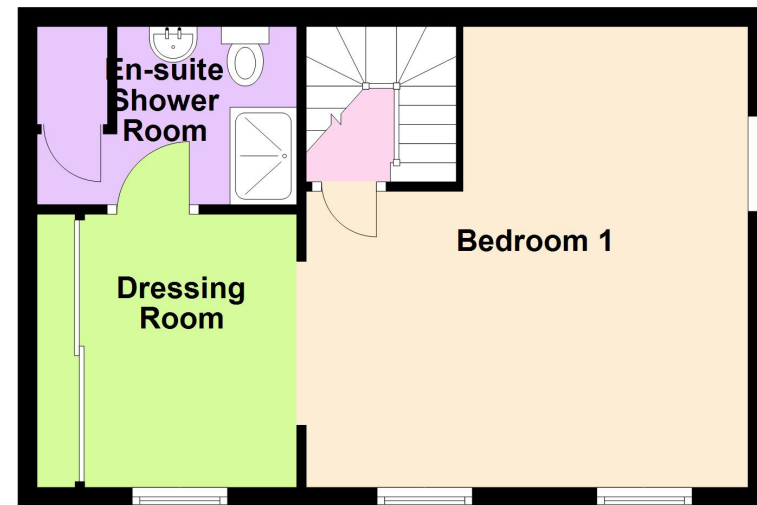
## Ground Floor



## First Floor



## Second 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

