



14 Chaffinch Close, Leicester LE41EE

MOORE
& YORK



Property at a glance:

- Modern Detached Home
- Cul -De -Sac Location
- Popular Residential Development
- Three Bedrooms
- Gas Central Heating & D\G
- Parking & Garage
- Lounge & Fitted Dining Kitchen
- Conservatory
- Viewing Essential

Asking price £270,000 Freehold



Nicely presented modern detached home situated in a cul-de-sac location in the heart of this popular residential development offering easy access to all local shopping, schooling and leisure facilities. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, kitchen/dining room and conservatory and to the first floor three bedrooms and bathroom and stands with well presented gardens to front and rear with ample parking and garage to side. This lovely home would ideally suit the young and growing family and we highly recommend a early viewing.

DETAILED ACCOMMODATION

ENTRANCE HALL

Stairs leading to first floor accommodation, covered radiator, wood panelled flooring.

LOUNGE

13' 0" x 11' 5" (3.96m x 3.48m) Coal effect gas fire set in display surround, TV point, UPVC sealed double glazed bow window, double radiator, wood panelled flooring

KITCHEN/DINING ROOM

14' 8" x 9' 11" (4.47m x 3.02m) Comprising sink unit with cupboard under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, tiled splash backs, under stairs cupboard, built in oven and four piece gas hob, plumbing for washing machine, UPVC sealed double glazed window, UPVC sealed double glazed french door to;

CONSERVATORY

8' 3" x 14' 0" (2.51m x 4.27m) Wood panelled flooring, brick base and UPVC windows overlooking garden, UPVC sealed double glazed french doors to rear garden.





FIRST FLOOR LANDING

UPVC sealed double glazed window, access to loft space

BEDROOM ONE

11' 7" x 9' 0" (3.53m x 2.74m) Radiator, UPVC sealed double glazed window and wood panelled flooring .

BEDROOM TWO

8' 7" x 8' 1" (2.62m x 2.46m) Covered radiator, UPVC sealed double glazed window, wood panelled flooring.

BEDROOM THREE

8' 1" x 6' 0" (2.46m x 1.83m) Covered radiator, UPVC sealed double window, wood panelled flooring.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, large tiled splash backs, UPVC sealed double glazed window

OUTSIDE

Good sized frontage comprising formal shaped lawns with well stocked evergreen and floral beds, block paved parking leading to double gated access to further block paved parking to side providing access to detached garage with up and over door. Easily maintainable patio and decked garden to rear with well stocked evergreen and floral beds

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.

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 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

Leicester C

FLOOR PLANS

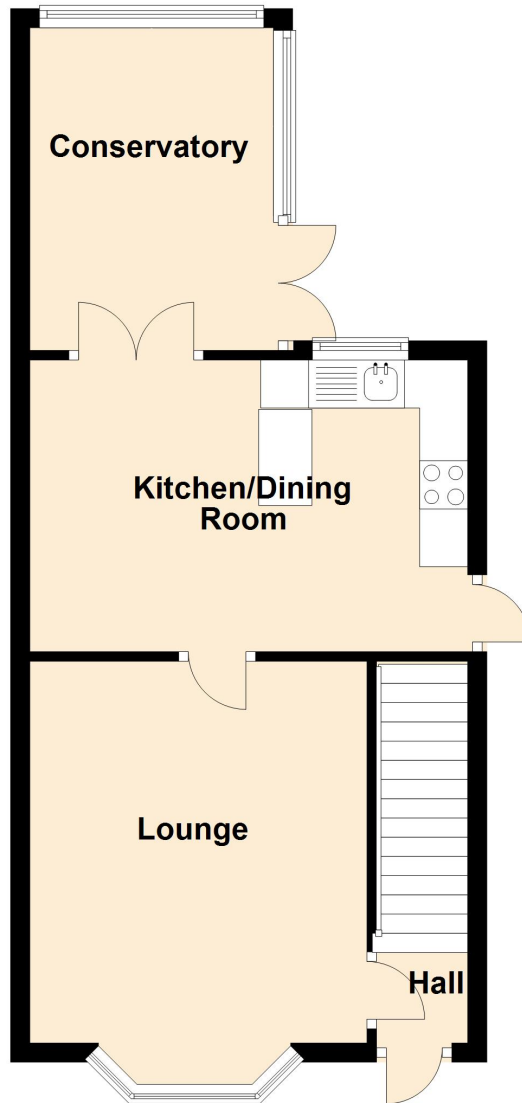
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale.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

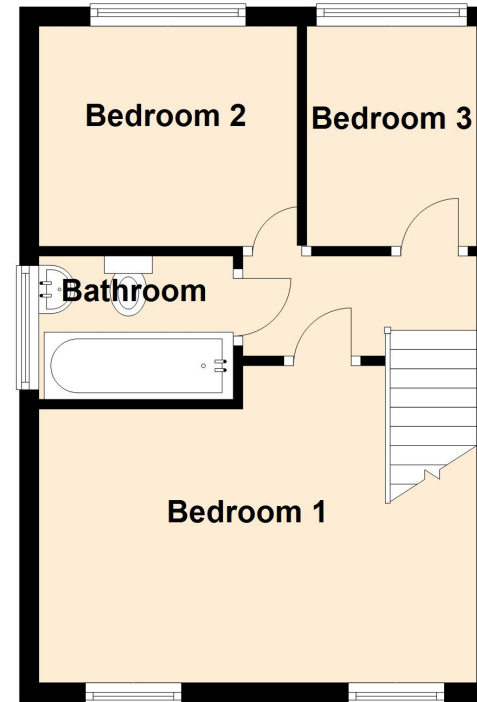
Ground Floor

Approx. 41.4 sq. metres (445.7 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.1 sq. feet)



Total area: approx. 72.5 sq. metres (780.8 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

