



40 Darenth Drive, Leicester LE40PJ

MOORE
& YORK



Property at a glance:

- Nicely Appointed Semi Detached Home
- Nicely Fitted Kitchen & Shower Room
- Three Bedrooms
- Gas Central Heating & D\G
- Ample Parking & Garage
- Easy Access Local Facilities & Transport Links
- Ideal Buy For Growing Family
- Internal Viewing Essential

Asking Price £259,700 Freehold



Nicely presented three bedroom semi detached home situated in a cul-de-sac location offering easy access to local schooling, shopping and leisure facilities and within a short drive of the western bypass junction offering excellent transport links. The centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, kitchen/dining room with integrated appliances and lounge and to the first floor three bedrooms and shower room and stands with nicely presented gardens to front and rear with ample parking to side leading to rear garage. The property would ideally suit the young and growing family and we highly recommend an internal viewing.

DETAILED ACCOMMODATION

Leaded light sealed double glazed door with UPVC sealed double glazed side panels leading to;

ENTRANCE PORCH

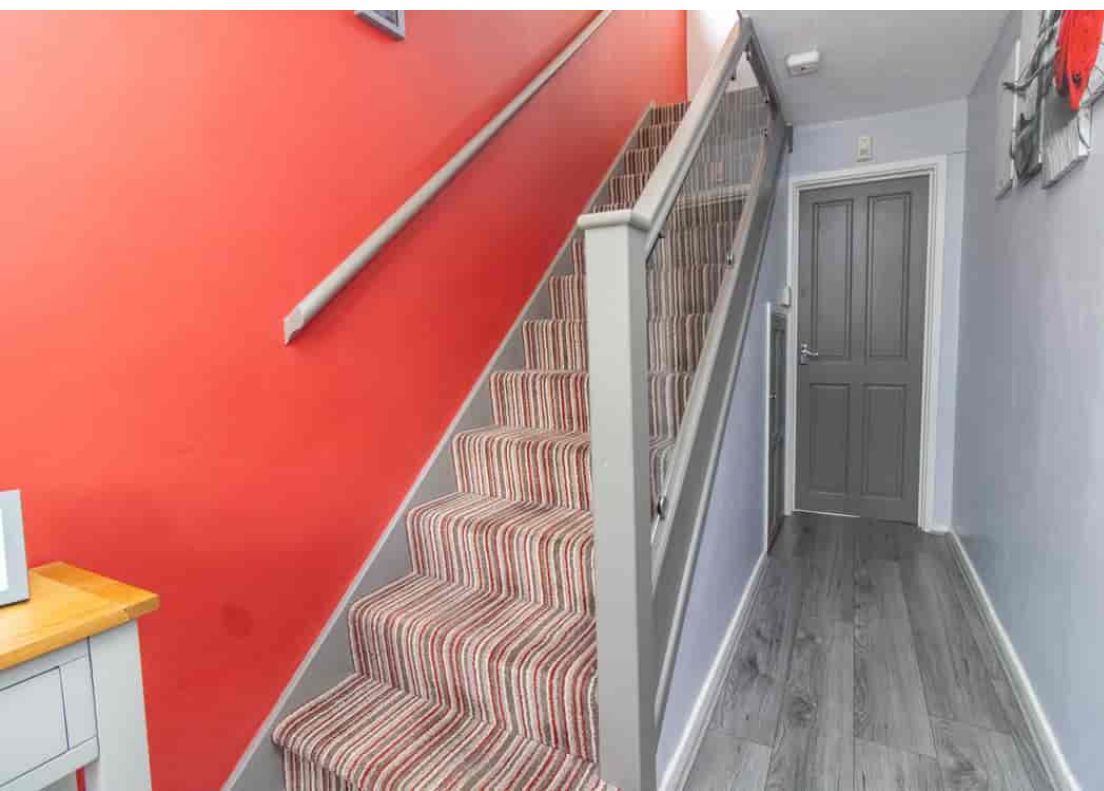
Hardwood and glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation with feature glazed balustrade, radiator, under stairs cupboard.

LOUNGE

13' 4" x 10' 7" (4.06m x 3.23m) UPVC sealed double glazed window, TV point, radiator.





KITCHEN/DINING ROOM

16' 7" x 9' 9" (5.05m x 2.97m) Nicely fitted in a range of soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in four piece gas hob with feature curved extractor fan over and easy wipe splash back, built in oven/grill and microwave, concealed Worcester central heating boiler, enclosed tumble dryer space, fridge/freezer cupboard, plumbing for washing machine, UPVC sealed double glazed window, sealed double glazed sliding patio doors to rear garden

FIRST FLOOR LANDING

Access to loft space, airing cupboard, UPVC sealed double glazed window.

BEDROOM 1

13' 7" x 9' 0" (4.14m x 2.74m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

10' 1" x 8' 7" (3.07m x 2.62m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

8' 11" x 7' 9" (2.72m x 2.36m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

7' 8" x 5' 6" (2.34m x 1.68m) Three piece suite comprising shower cubicle, vanity sink unit with waterfall mixer tap and low level WC, easy wipe splash back, heated towel rail, UPVC sealed double glazed window.

OUTSIDE

Open plan lawns to front with driveway to front providing parking with gated access leading to further parking and garage to rear, patio and lawn 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. 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 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

EPC RATING

TBC

COUNCIL TAX BAND

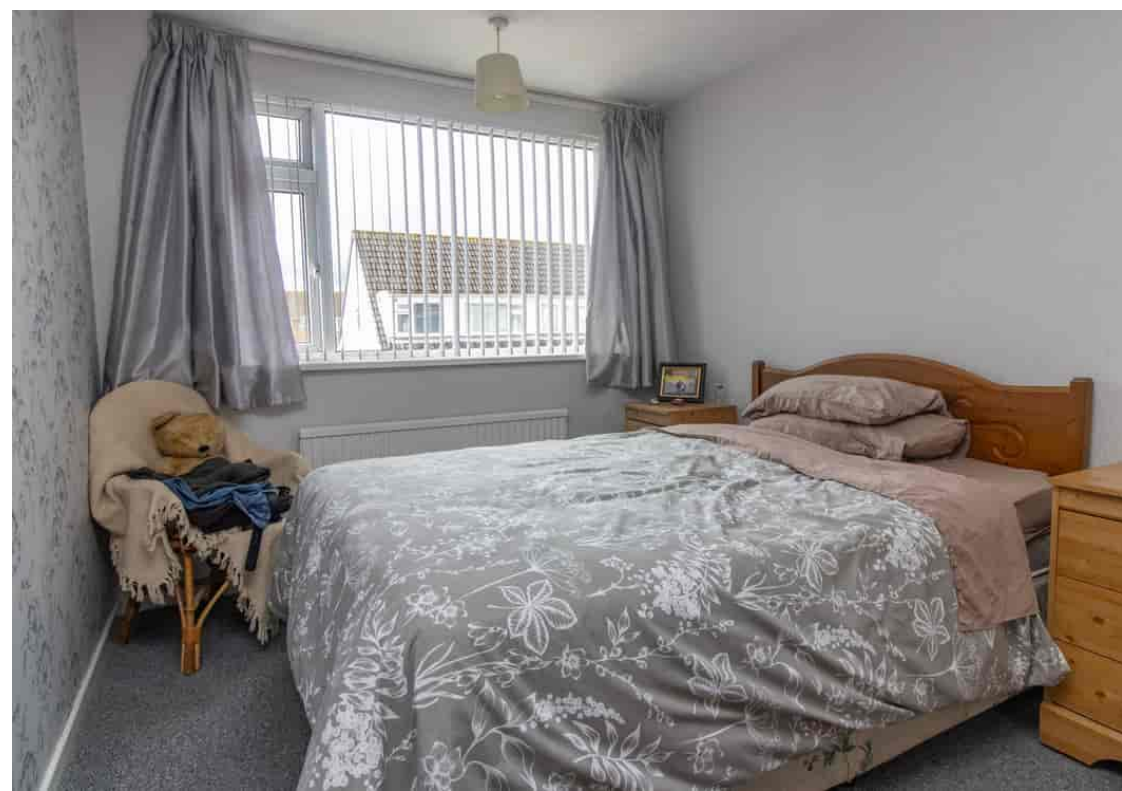
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FLOOR PLANS

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.

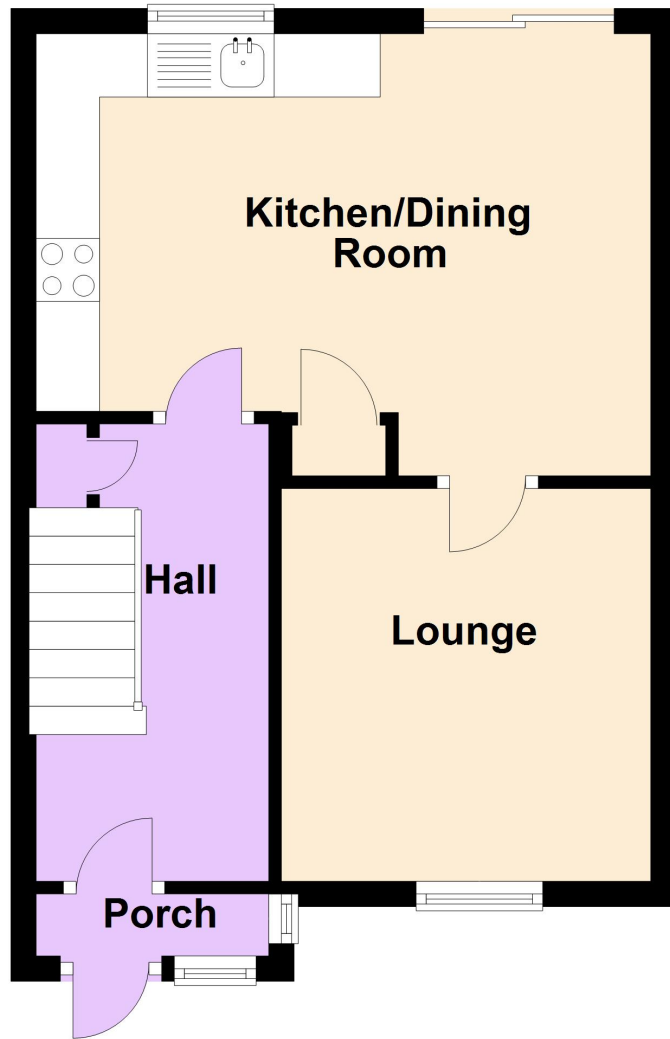
IMPORTANT INFORMATION

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



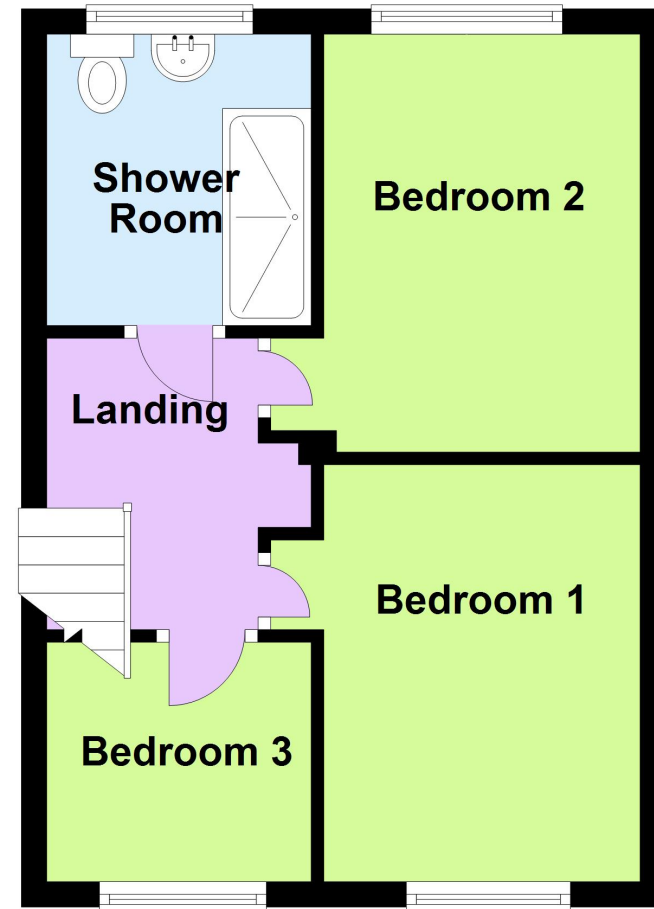
Ground Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.8 sq. feet)



Total area: approx. 65.0 sq. metres (699.2 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

