



29 Cooper Crescent, Whetstone, Leicester LE86AF

MOORE  
& YORK



### Property at a glance:

- Fabulous Extended Detached Family Home
- Feature Open Plan Re-Fitted Kitchen/Living Room
- Lounge With Bi-Fold Doors To Garden
- Master Bedroom and En-Suite
- Two Further Bedrooms & Luxury Re-Fitted Bathroom
- Well Presented Easily Maintainable Gardens
- Sought After Residential Development
- Ideal For The Young and Growing Family

Asking Price £385,000 Freehold



Beautifully presented and extended modern detached family home situated in the heart of this sought after residential development offering easy access to all local facilities, popular schools, the Blaby town centre with its excellent range of amenities and the M1/M69 junction offering excellent transport links. The property has been extended and improved with great care and attention by the present owners to now offer light and airy accommodation of the highest standard which briefly comprises to the ground floor entrance hall, cloakroom/WC, a stunning open plan extended recently re-fitted kitchen/Living room with dual aspect bi-fold doors leading to and overlooking gardens and a lounge also with bi-fold doors to garden. To the first floor there is a master bedroom with en-suite shower room, two further bedrooms and a luxury re-fitted family bathroom. The recently done gardens comprises a lovely garden area to front providing a perfect first impression with a further fully enclosed easily maintainable garden to rear providing a ideal social area providing access to the side parking and garage which has been converted to a lovely studio/study. An internal inspection is essential to appreciate the calibre of this property which is ideally suited for the young and growing family.

### DETAILED ACCOMMODATION

Period style newly fitted composite door leading to;

#### ENTRANCE HALL

Stairs leading to half paneled stairwell leading to first floor accommodation, radiator, large Italian marble style floor tiling, spotlights.

#### CLOAKROOM

Low level WC and wash hand basin, heated towel rail, half paneled walls, spotlights, large Italian marble style floor tiling.

#### OPEN PLAN KITCHEN LIVING AREA



### KITCHEN AREA

16' 4" x 9' 5" widening to 14'10"(4.98m x 2.87m) Recently refitted in an extensive range of white gloss soft close units comprising inset sink with mixer tap over, matching range of base units with matching white gloss work surfaces incorporating drainer over, deep drawers and cupboards under, complementary wall mounted eye level cupboards, built in Bosch twin oven and four piece induction hob, integrated dishwasher, skirting lighting, speakers to ceiling, covered radiator, mirrored splash backs, spotlights, UPVC sealed double glazed window, pull out larder cupboard, concealed central heating boiler, under stairs cupboard, large Italian marble style floor tiling, open plan aspect leading to;











### SITTING/DINING AREA

14' 1" x 13' 0" (4.29m x 3.96m) Feature dual aspect bi-fold doors leading to gardens, radiator, spot lights

### LOUNGE

17' 7" x 10' 6" (5.36m x 3.20m) Display paneling, UPVC sealed double glazed window, TV point, covered radiator, spotlights, mirrored tiling, large Italian marble style floor tiling, bi-fold doors leading to garden.

### FIRST FLOOR LANDING

Access to oft space, UPVC sealed double glazed window, half wall paneling.

### BEDROOM 1

11' 3" x 10' 0" (3.43m x 3.05m) Radiator, UPVC sealed double glazed window, built in wardrobes, glazed tiling.

### EN\_SUITE SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, tiled flooring spotlights, UPVC sealed double glazed window, heated towel rail.

### BEDROOM 2

10' 10" x 9' 8" (3.30m x 2.95m) Radiator, UPVC sealed double glazed window, built in cupboard, wall paneling.

### BEDROOM 3

10' 10" x 9' 9" (3.30m x 2.97m) Radiator, UPVC sealed double glazed window, mirrored tiling.

### BATHROOM

6' 6" x 6' 2" (1.98m x 1.88m) Recently refitted three piece suite comprising claw foot style bath with natural rainwater shower over, vanity sink unit and low level WC, heated towel rail, spotlights, large Italian style marble effect tiling to flooring and throughout.

### OUTSIDE

Easily maintainable and nicely presented gardens comprising exposed aggregate surface to front with ornamental fencing and central Minton style tiled pathway and fully enclosed with high fencing artificial lawn area to rear with central large patio slab seating area providing a lovely social area with side large patio slab pathway leading to private door to garage with a side display panel for the use as a cinema screen. To the sides of the property are a side storage shed ideal for biking and a driveway providing parking.

### CONVERTED GARAGE

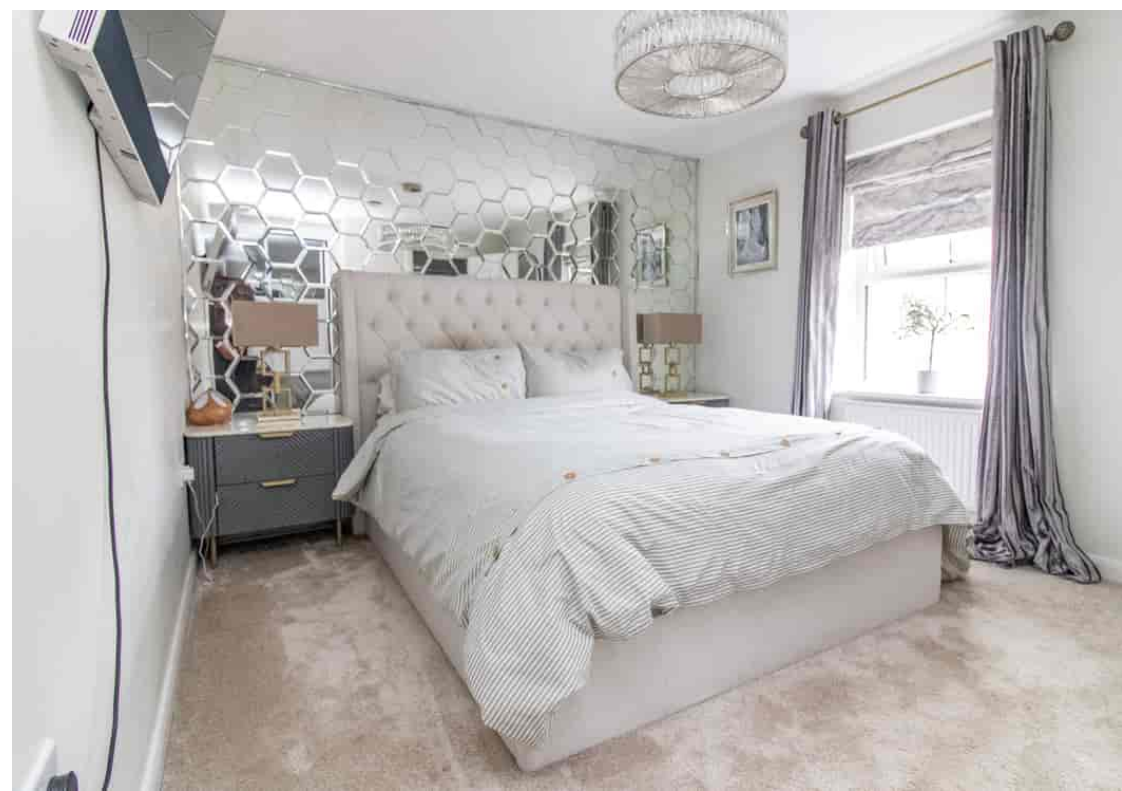
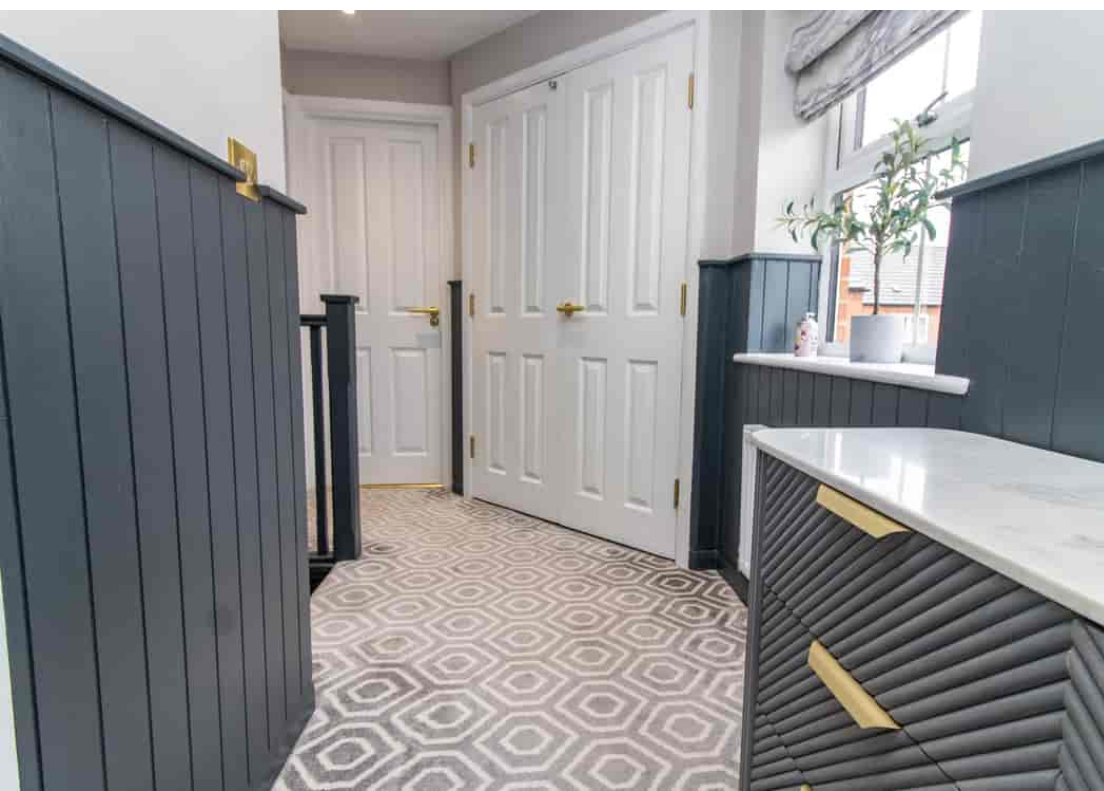
16' 0" x 8' 10" (4.88m x 2.69m) The garage has been converted to a high standard providing flexible usage and presently provides a working studio with power, light and water.















## 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. and windows are double-glazed.

## 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

## COUNCIL TAX BAND

Blaby D

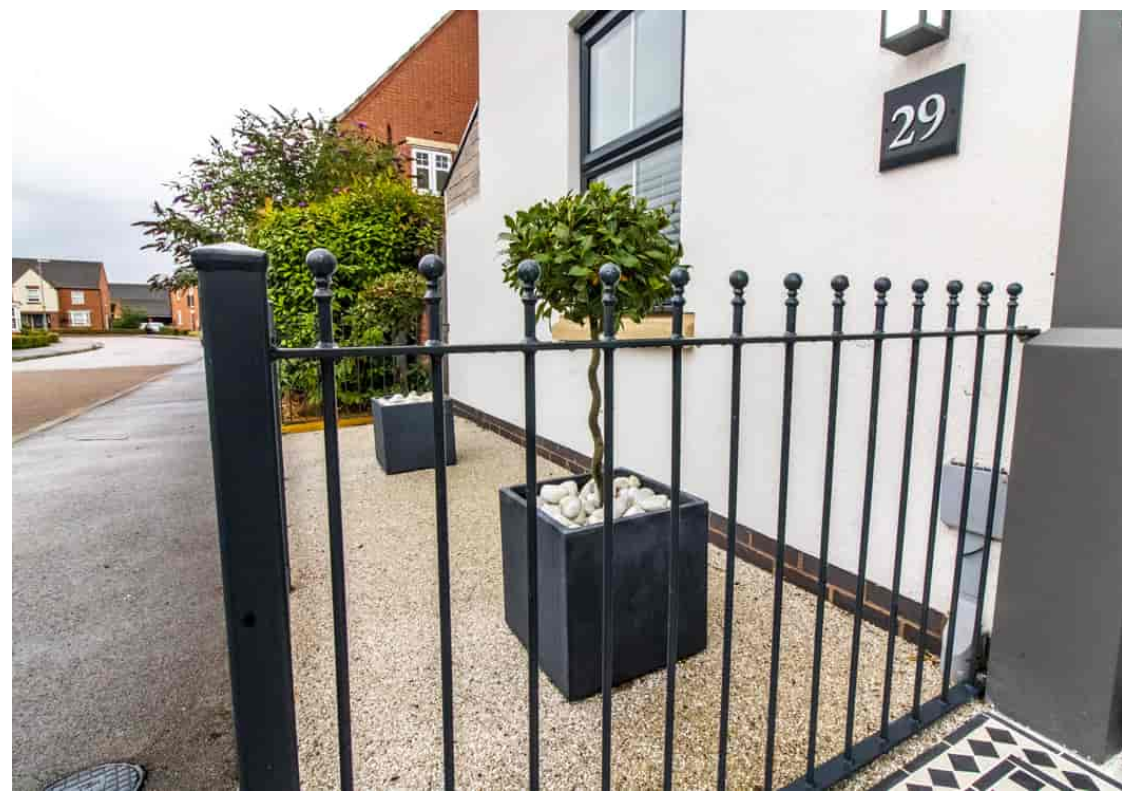
## EPC RATING

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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.



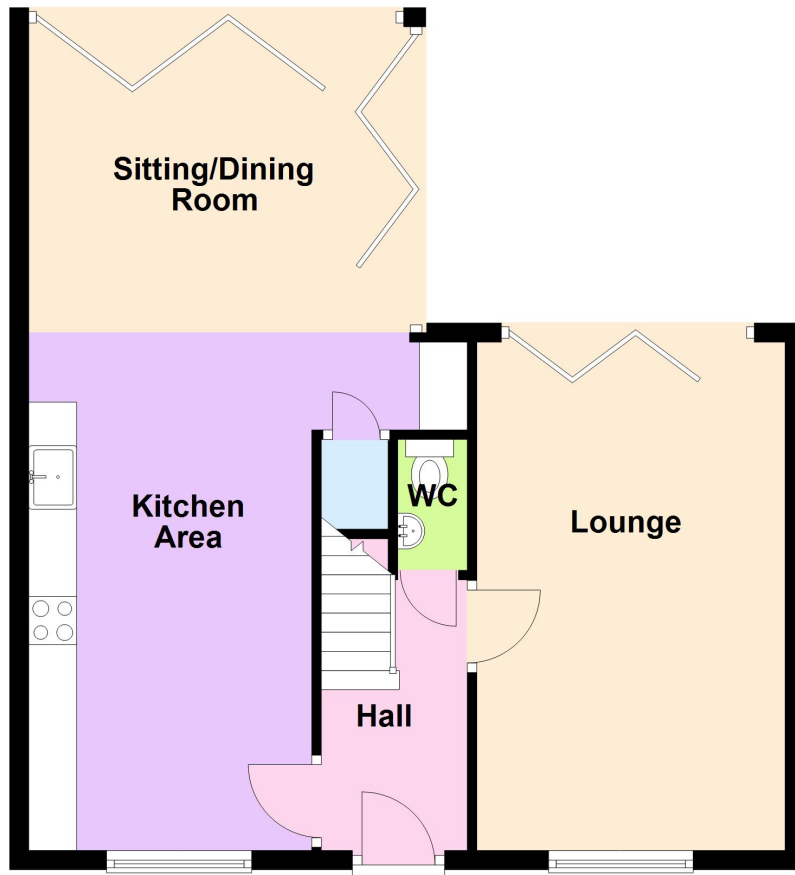




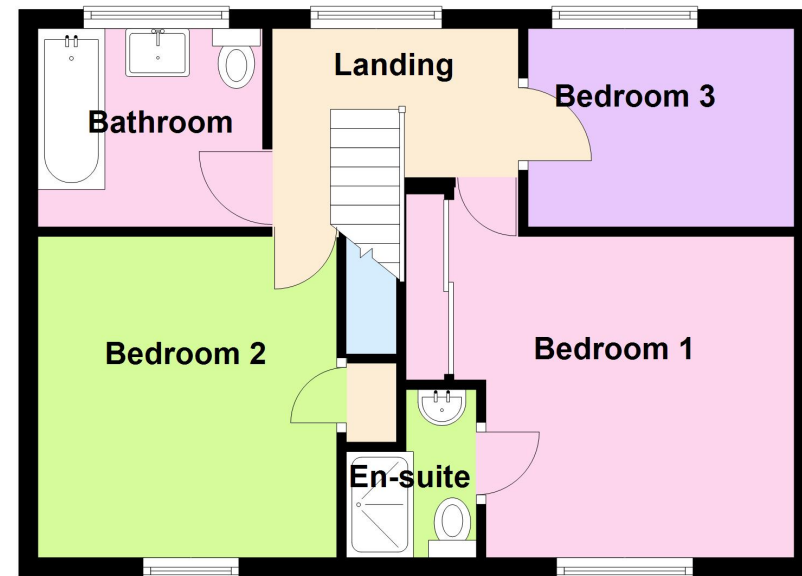




## Ground Floor



## First Floor



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"

