



30 Barrowcliff Way, Blaby, Leicester LE8 4BH

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&  
YORK



### Property at a glance:

- Modern Detached Family Home
- Gas Central Heating & D\G
- Sought After Address
- Kitchen/Dining Room with Integrated Appliances
- Ideal Buy For Growing Family
- Ample Parking & Garage
- Three Bedrooms & Bathroom
- View Essential

Asking Price £300,000 Freehold



Modern detached home nicely presented throughout situated in the heart on this popular small development situated on the edge of the sought after town of Blaby known for its mix of culture, nature and leisure. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, kitchen/dining room with integrated appliances and lounge and to the first floor three bedrooms and family bathroom. This lovely home stands with enclosed lawn and patio garden to rear with tarmac driveway to side providing ample parking leading to detached garage and small garden to front and side. The property would ideally suit the young and growing family and we highly recommend an early viewing.

### DETAILED ACCOMMODATION

Sealed double glazed door leading to;

### ENTRANCE HALL

Stairs leading to first floor accommodation, radiator.

### CLOAKROOM/WC

Low level WC and pedestal wash hand basin, radiator.



### LOUNGE

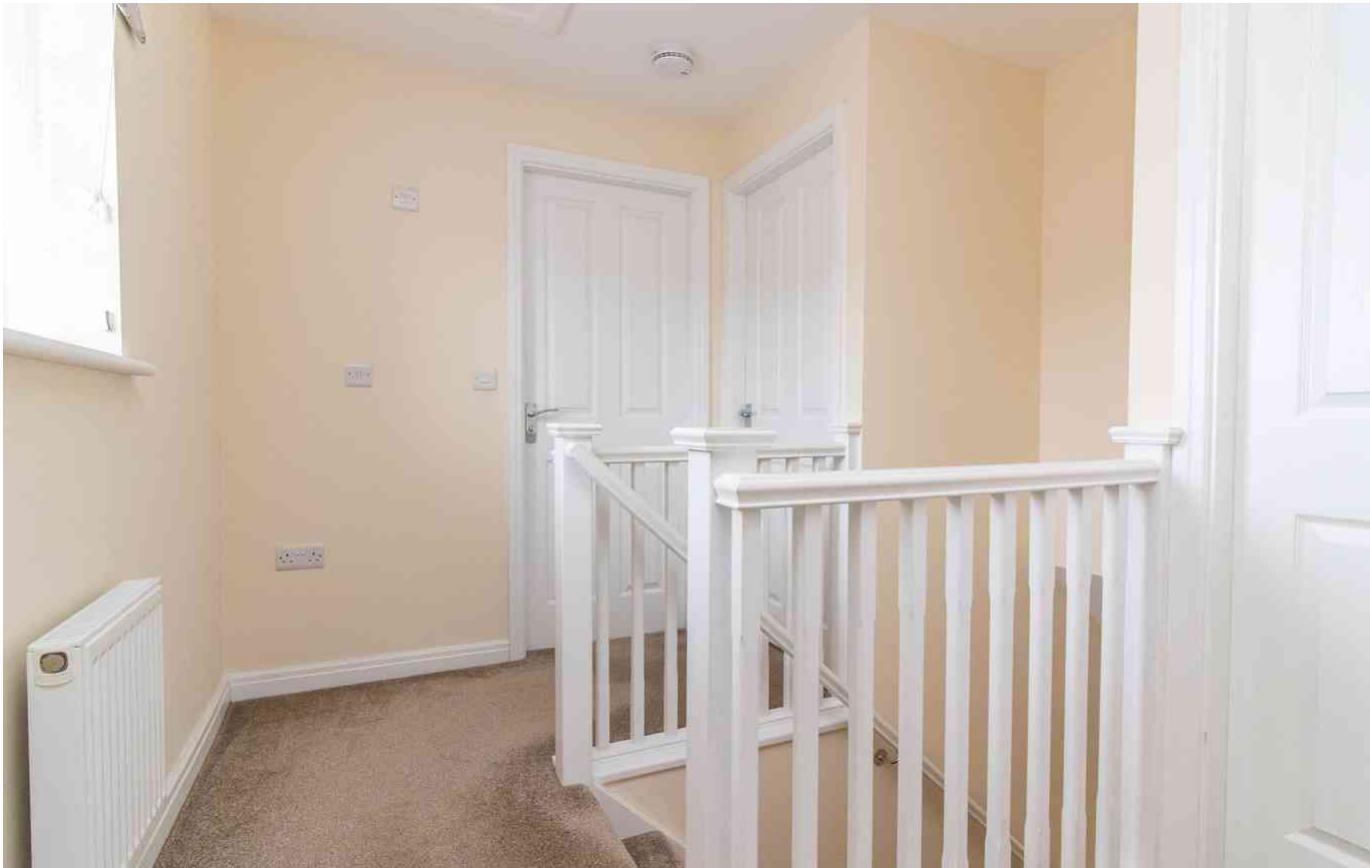
16' 3" x 10' 7" (4.95m x 3.23m) Dual aspect UPVC sealed double glazed windows, radiators, TV point, UPVC sealed double glazed French door to rear garden.





## KITCHEN/DINING ROOM

13' 6" x 12' 2" (4.11m x 3.71m) Fitted in a range of soft close units comprising one and a half bowl sink unit with cupboards under, matching 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 set in stainless steel hood, plumbing for washing machine, integrated dishwasher, large tiled splash backs, concealed central heating boiler, understairs cupboard, radiator.



## FIRST FLOOR LANDING

Access to loft space, radiator.

## BEDROOM 1

13' 5" narrowing to 10'2" x 9' 7" (4.09m x 2.92m) Radiator, UPVC sealed double glazed window, wardrobe recess, TV point.

## BEDROOM 2

10' 7" x 8' 2" (3.23m x 2.49m) Radiator, UPVC sealed double glazed window, over stairs cupboard.

## BEDROOM 3

7' 8" x 7' 6" (2.34m x 2.29m) Radiator, UPVC sealed double glazed window.

## BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m) Three piece suite comprising paneled 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

Evergreen and lawn garden to side with tarmac driveway providing ample parking leading to detached pitched roof garage with power and light, patio and lawn garden to rear enclosed by paneled fencing with gated access to side, private door to garage.

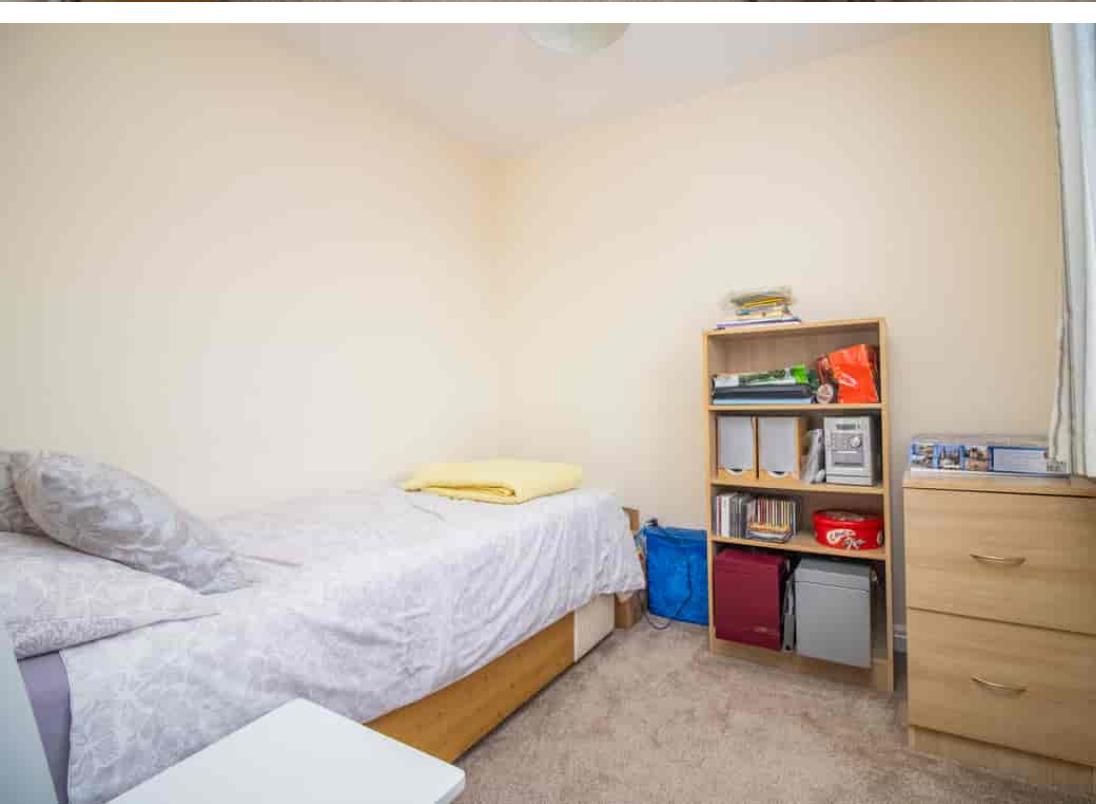
## SERVICES

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.

## EPC RATING

B

## TENURE

Freehold

## COUNCIL TAX BAND

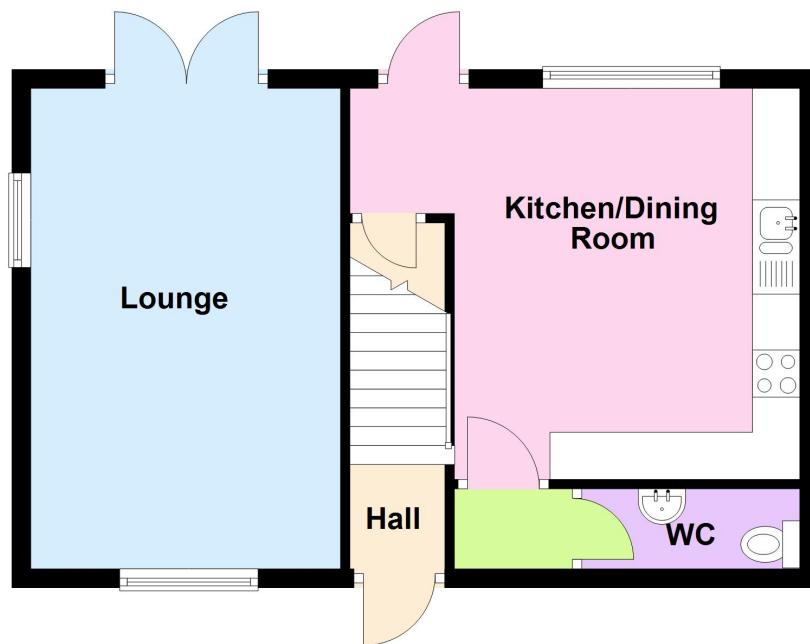
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## IMPORTANT INFORMATION

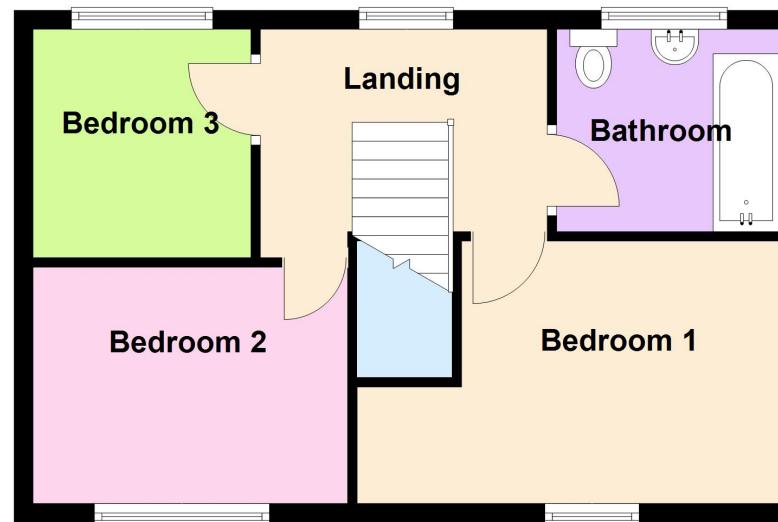
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or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

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

## 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

0116 255 8666 | [Leicester@mooreandyork.co.uk](mailto:Leicester@mooreandyork.co.uk) | [www.mooreandyork.co.uk](http://www.mooreandyork.co.uk)

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