



24 Taverners Road

Leicester LE42HZ

MOORE
& YORK



Property at a glance:

- Modern Detached Family Home
- Newly Fitted Cloakroom & Family Bathroom
- Master Bedroom and En-Suite
- Three Further Double Bedrooms
- Gas Central Heating & D\G
- Parking & Garage
- Ideal Family Home
- Popular Location

£350,000 Freehold



Nicely presented four double bedroom modern detached family home situated in the heart of this popular residential development offering easy access to local shopping, schooling and leisure facilities and within a short drive of the Western Bypass providing access to the M1/M69 junction offering excellent road links. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, newly fitted cloakroom/WC, lounge, dining area and kitchen area and to the first floor master bedroom with en-suite, three further bedrooms and recently re-fitted four piece family bathroom and stands with garden to front and rear with parking and garage to front. Ideally suited for a growing family we highly recommend an early viewing.

DETAILED ACCOMMODATION

Hardwood and sealed double glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation.

CLOAKROOM/WC

Newly fitted suite comprising low level WC and vanity sink unit, radiator, sealed double glazed window, tiled splash backs, tiled flooring

LOUNGE

14' 1" x 11' 8" (4.29m x 3.56m) Radiator, display fire surround, sealed double glazed French door to rear garden with inset shutters, TV point.

DINING AREA

10' 3" x 7' 4" (3.12m x 2.24m) Radiator, sealed double glazed window with inset shutters, open plan aspect leading to





KITCHEN AREA

13' 4" x 7' 5" (4.06m x 2.26m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and four piece gas hob, plumbing for washing machine, tiled splash backs, sealed double glazed window with inset shutters.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

12' 10" x 10' 10" (3.91m x 3.30m) 1 Radiator, sealed double glazed window, built in wardrobes

EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, heated towel rail, tiled flooring and splash backs

BEDROOM 2

12' 1" x 9' 6" (3.68m x 2.90m) Radiator, sealed double glazed window.

BEDROOM 3

12' 8" x 7' 8" (3.86m x 2.34m) Radiator, sealed double glazed window.

BEDROOM 4

8' 7" x 7' 0" (2.62m x 2.13m) Radiator, sealed double glazed window.

FAMILY BATHROOM

8' 7" x 6' 6" (2.62m x 1.98m) Newly fitted four piece suite comprising free standing bath with waterfall mixer tap over, tiled shower cubicle, vanity sink unit and low level WC, tiled flooring and splash backs, heated towel rail, sealed double glazed window

OUTSIDE

Open plan lawns to front with driveway providing parking leading to garage and enclosed patio and lawn garden to rear

SERVICES

VIEWING

MAKING AN OFFER

TENURE

Freehold

COUNCIL TAX BAND

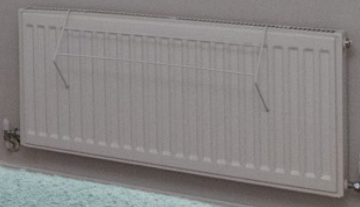
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EPC RATING

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FLOOR PLANS



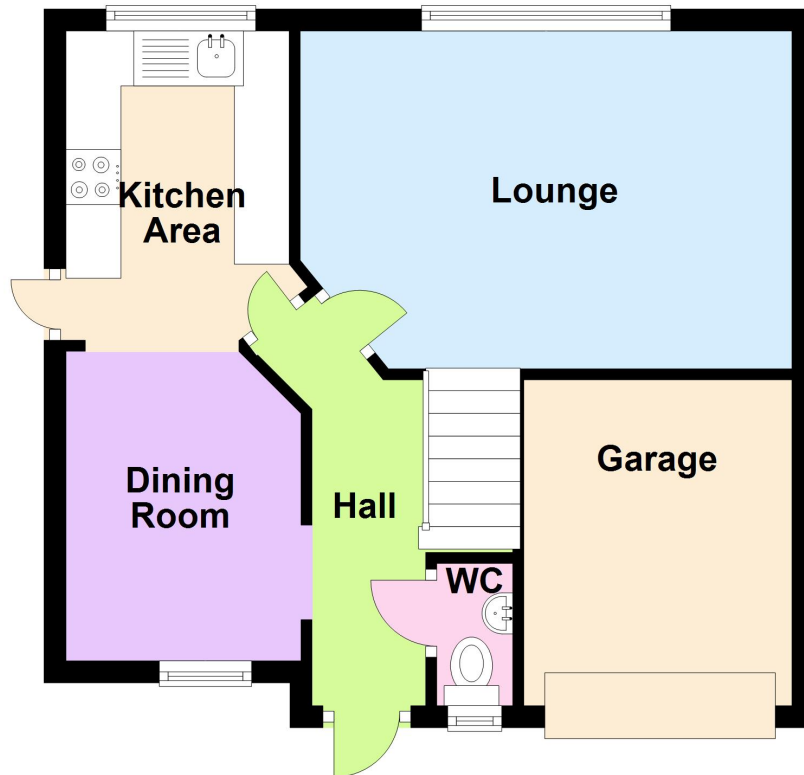




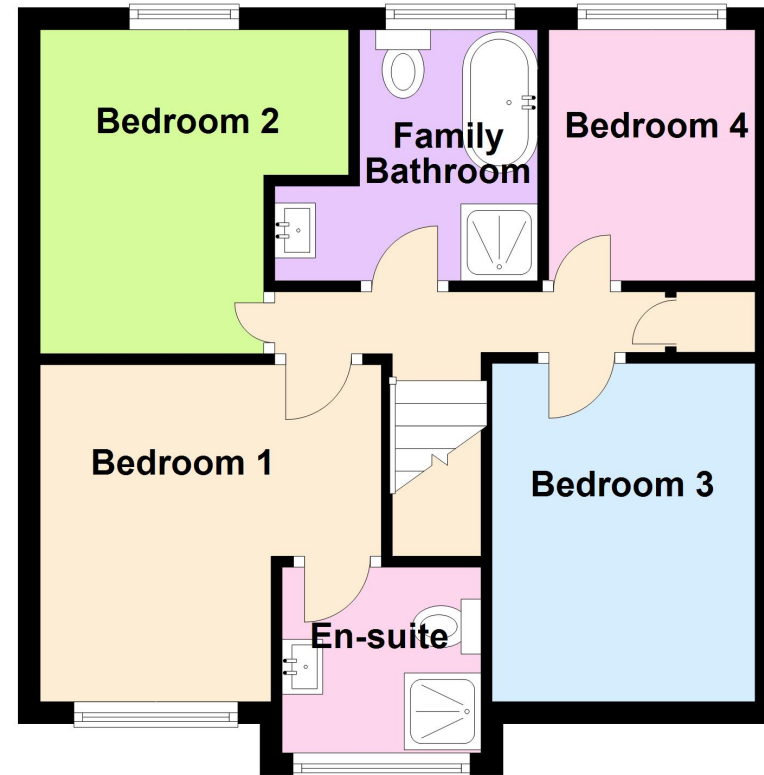


IMPORTANT INFORMATION

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

