



91 Roman Road, Birstall, Leicester LE44BF

MOORE
& YORK



Property at a glance:

- Deceptively Spacious Bungalow
- Three Double Bedrooms
- Four Piece Bathroom & En-Suite
- Good Sized Gardens
- Lounge, Conservatory & Dining Room
- Highly Desirable Location
- No Upward Chain
- Easy Access To Local Facilities

£450,000 Freehold



Deceptively spacious three double bedroom detached family bungalow standing in good sized gardens situated on this highly sought after road in the heart of the popular village of Birstall with its excellent range of shopping, schooling and leisure facilities. This lovely home is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises reception hall, spacious lounge, conservatory, kitchen with integrated appliances, dining room, utility room, master bedroom with en-suite, two further bedrooms and four piece family bathroom and stands set back from the road with long gravelled driveway providing ample parking leading to garage with further private gardens to rear. Rarely do properties of this style become available in this lovely location and we highly recommend a early viewing.

DETAILED ACCOMMODATION

Sealed double glazed door with a matching side panel leading to:

RECEPTION HALL

Radiators, UPVC sealed double glazed windows, airing cupboard.

LOUNGE

20' 5" x 15' 3" (6.22m x 4.65m) Feature coal effect gas fire in exposed brick recess with beamed mantle and raised stone slab hearth, TV point, UPVC sealed double glazed windows, radiator, double radiators, sealed double glazed sliding patio doors leading to;

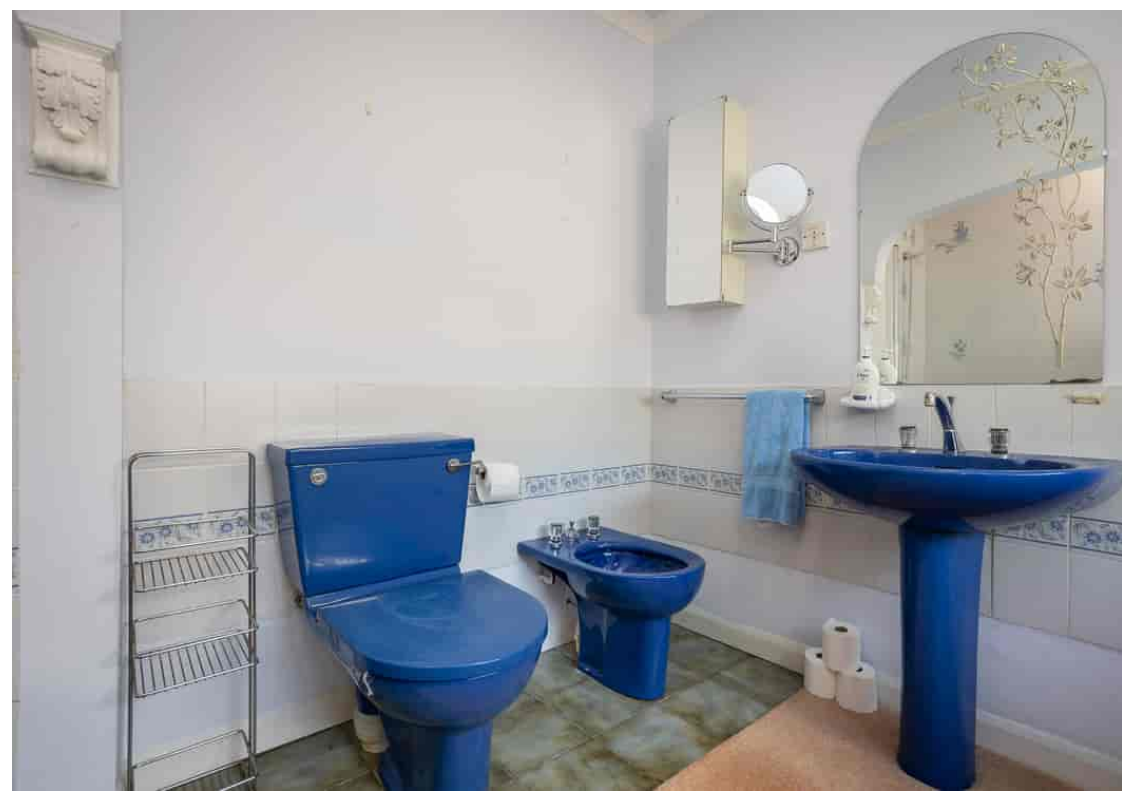


CONSERVATORY

15' 0" x 12' 7" (4.57m x 3.84m) Tiled floor, UPVC sealed double glazed windows and french doors to rear aspect, sealed double glazed sliding patio door leading to;

DINING ROOM

12' 7" x 12' 7" (3.84m x 3.84m) Radiator, UPVC sealed double glazed window, double doors to;





KITCHEN

15' 3" x 7' 5" (4.65m x 2.26m) Comprising one and a half bowl 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 Neff oven and grill, four piece ceramic hob with extractor fan over set in matching hood, integrated fridge, plumbing for dishwasher, tiled splash backs, tiled floor

OUTER LOBBY

Sealed double glazed door to side aspect.

UTILITY ROOM

8' 9" x 4' 8" (2.67m x 1.42m) Work surface with utility space under with plumbing for automatic washing machine

BEDROOM 1

13' 0" x 11' 9" (3.96m x 3.58m) Radiator, UPVC sealed double glazed patio door to front aspect, fitted wardrobes and dressing table.

EN-SUITE SHOWER ROOM

7' 10" x 4' 11" (2.39m x 1.50m) Three piece suite comprising tiled corner shower unit, vanity sink unit set in bathroom unit incorporating low level WC, heated towel rail, tiled throughout.

BEDROOM 2

11' 8" x 11' 0" (3.35m x 3.35m) Radiator, UPVC sealed double glazed patio door to front aspect, fitted wardrobes and dressing table.

BEDROOM 3

11' 8" x 10' 2" (3.56m x 3.10m) Radiator, UPVC sealed double glazed patio door to front aspect, built in wardrobes.

FAMILY BATHROOM

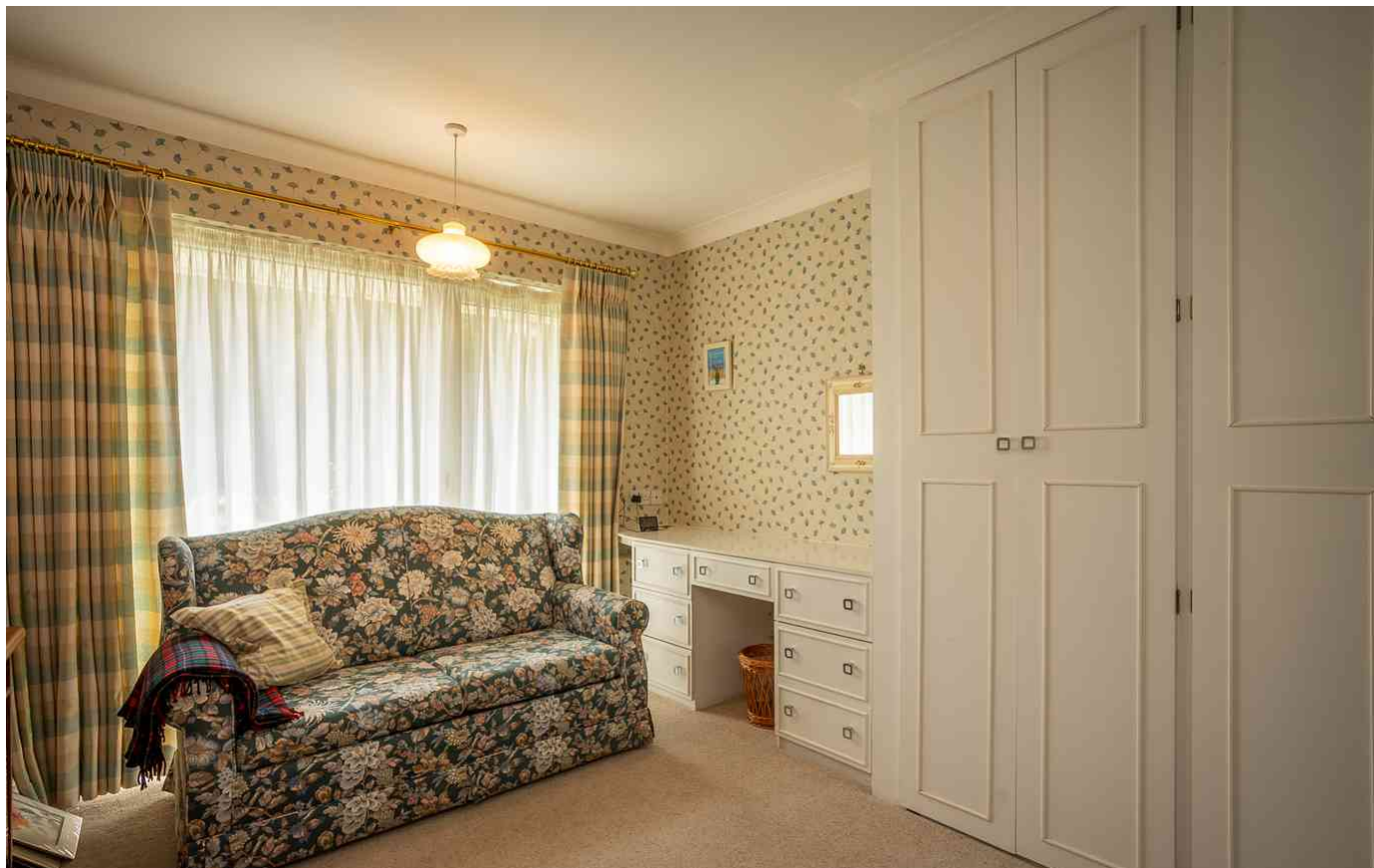
8' 11" x 8' 0" (2.72m x 2.44m) Four piece suite comprising panelled bath, pedestal wash hand basin, low level WC and bidet, heated towel rail, UPVC sealed double glazed window, tiled splash back.

OUTSIDE

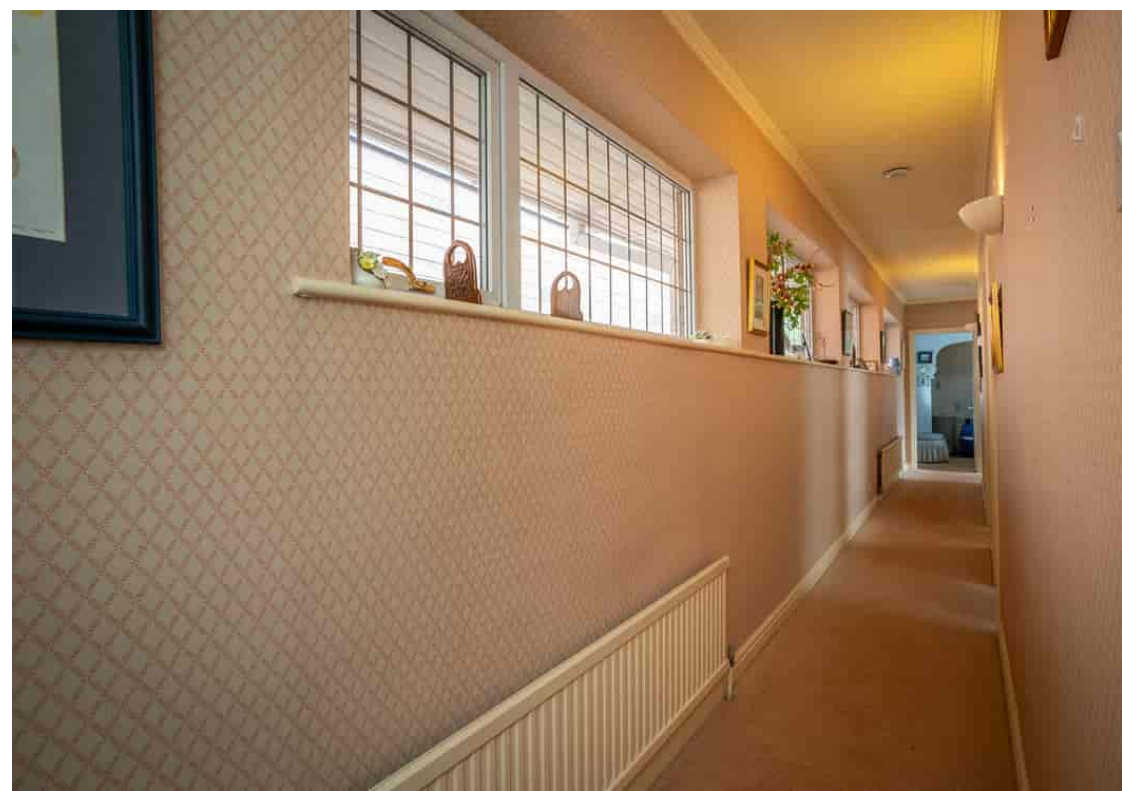
The property is accessed by a single gate leading to long gravelled driveway providing ample parking leading to garage with up and over door, well stocked evergreen and floral beds, circular patio area. Raised patio seating area to rear with steps leading to formal shaped lawns with well stocked floral and evergreen borders, gated access to both sides, flagstone side pathway leading to rear garden shed.

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.

COUNCIL TAX BAND

Charnwood E

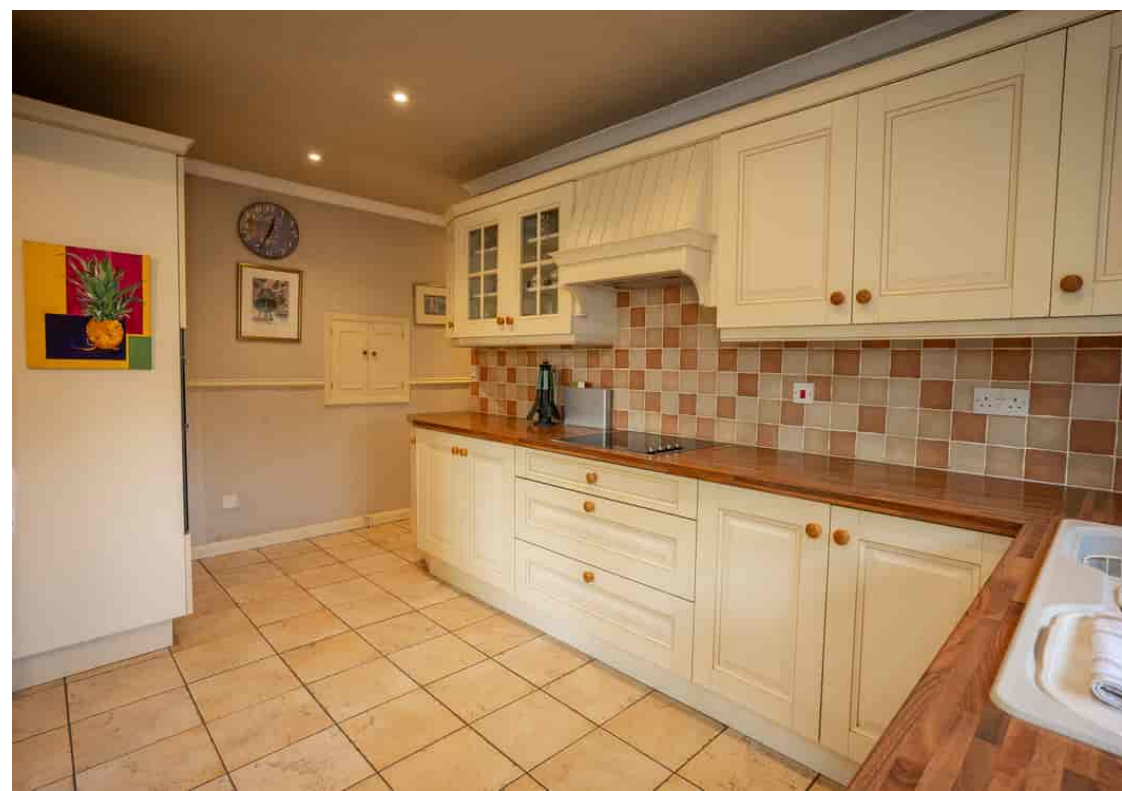
TENURE

Freehold

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

Property Information Questionnaire

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.

Ground Floor
Approx. 189.3 sq. metres (2037.5 sq. feet)



Total area: approx. 189.3 sq. metres (2037.5 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

