



10 Barbara Avenue, Leicester LE52AA

MOORE
& YORK



Property at a glance:

- Well Appointed & Presented Home
- Luxury Annexe Providing Potential Income Stream
- Four Bedrooms
- Gas Central Heating & D\G
- Good Size Garden With Log Cabin
- Sought After Location
- Ideal Family Home
- Popular Location
- Viewing Essential

Offers in Excess of £475,000

Freehold



Nicely appointed and presented four bedroom Dutch Style family home with a luxury annexe ideally suited for elderly parents, teenage children or as a income stream via long term rental or Air Bnb. This lovely home is situated in this highly popular location offering easy access to all local facilities and religious centres and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor reception hall providing access to annexe, offering double bedroom, wet room and first floor open plan kitchen/living area, entrance hall, well fitted kitchen/dining room, lounge, conservatory/sun room and cloakroom/WC, to the first floor two bedrooms and bathroom and to the second floor two further loft bedrooms and stands with ample parking to front with EV point and good sized garden to rear with detached log cabin ideally suited for studio/workshop. Rarely do properties of this style become available and we highly recommend a early viewing.

DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to;

RECEPTION HALL

UPVC sealed double glazed window, UPVC sealed double glazed door leading to annexe, hardwood and leaded light glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, double radiator, UPVC sealed double window, panelled walling.

LOUNGE

14' 0" x 10' 5" (4.27m x 3.17m) Double radiator, UPVC sealed double glazed window, TV point, picture rail archway leading to:

KITCHEN/DINING ROOM

20' 9" x 8' 4" (6.32m x 2.54m) Well appointed soft close units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, tiled splash backs, walk in shelved pantry, UPVC sealed double glazed french doors leading to;





SUN ROOM

14' 2" x 8' 0" (4.32m x 2.44m) UPVC sealed double glazed door with matching side panel leading to rear garden.

CLOAKROOM/WC

Low level WC and vanity sink unit.

FIRST FLOOR LANDING

Stair leading to loft bedrooms.

BEDROOM 1

16' 6" x 10' 6" (5.03m x 3.20m) Arched UPVC sealed double glazed window, built in wardrobes, double radiator.

BEDROOM 2

11' 10" x 8' 4" (3.61m x 2.54m) Radiator, UPVC sealed double glazed window, picture rail.

BATHROOM

8' 8" x 5' 6" (2.64m x 1.68m) Three piece suite comprising P-shaped bath with shower over with monsoon head attachment, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window, glazed display block.

SECOND FLOOR

BEDROOM 3

19' 4" x 8' 11" (5.89m x 2.72m) Sealed double glazed Velux window, vaulted ceiling.

BEDROOM 4

14' 4" x 9' 0" (4.37m x 2.74m) Sealed double glazed Velux window, vaulted ceiling.

ANNEXE

BEDROOM

22' 2" max x 9' 10" (6.76m x 3.00m) Stairs leading to first floor, UPVC sealed door to rear garden.

WET ROOM

7' 5" x 4' 2" (2.26m x 1.27m) Tiled shower area, low level WC and pedestal wash hand basin, UPVC sealed double glazed window.

FIRST FLOOR

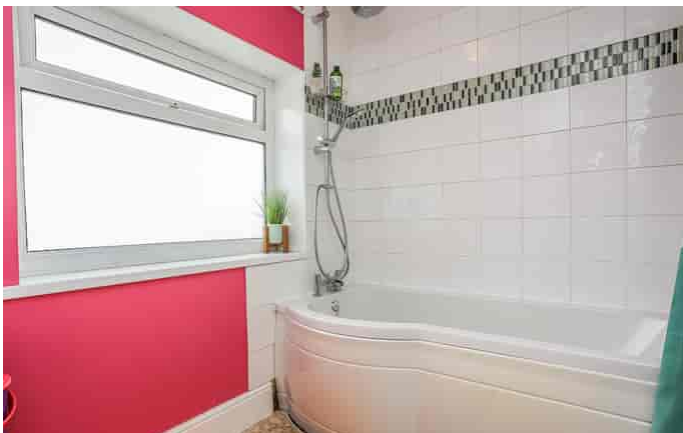
OPEN PLAN KITCHEN /LIVING ROOM

UPVC sealed double glazed window to front and rear aspect, sink unit with cupboard under, work surface with cupboard under, complimentary wall mounted eye level cupboard.









OUTSIDE

Ample parking to front with EV point, raised decked area to rear with steps leading to extensive lawns, timber built office/studio (14' x 7'6) with power and light

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, windows are double glazed.

MAKING AN OFFER

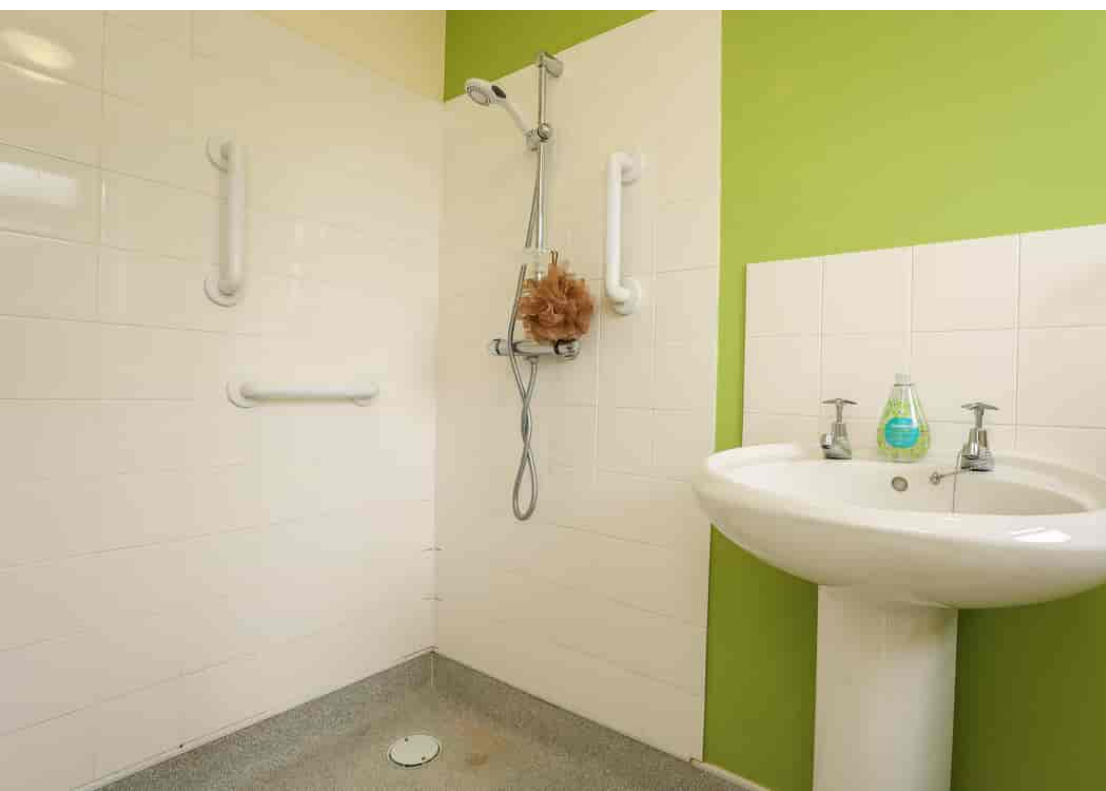
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. 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 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

COUNCIL TAX BAND

Leicester B







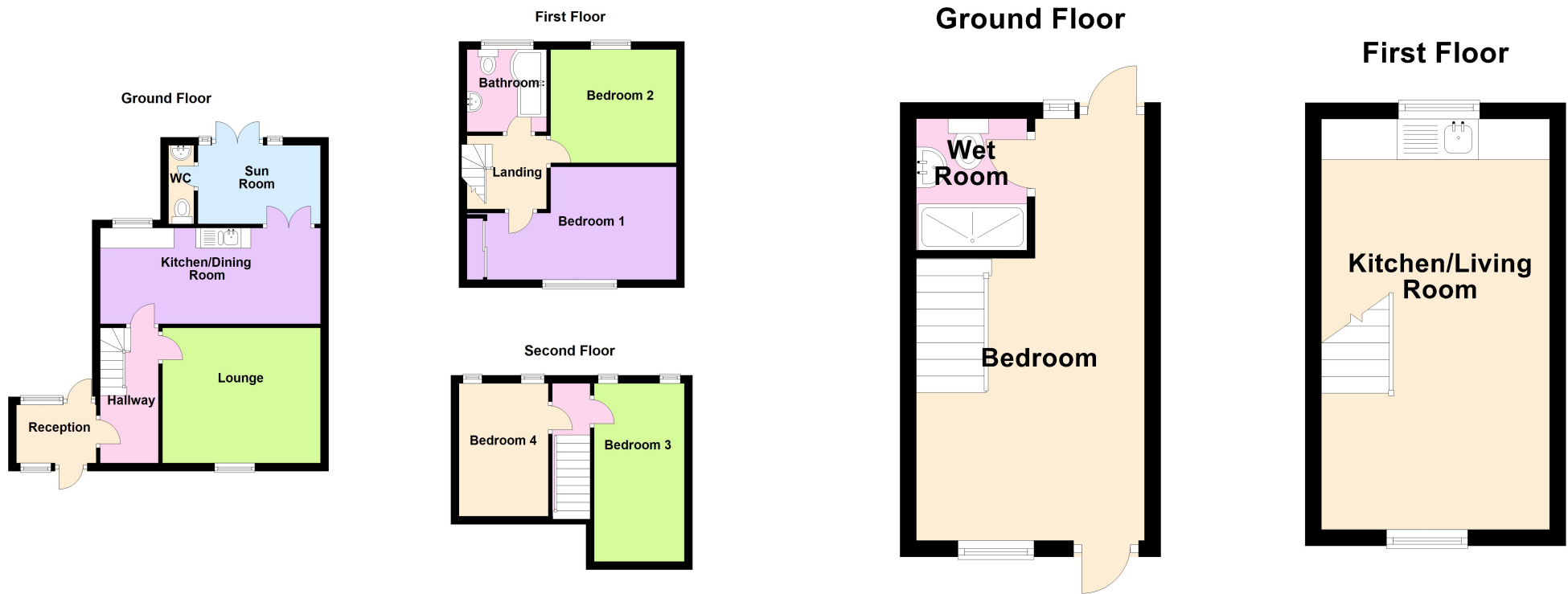


FLOOR PLANS

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.



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

