



11 Wesley Close

Ratby, Leicester LE60NL

MOORE
& YORK



Property at a glance:

- Semi Detached Family Home
- Four Doubled Bedrooms
- Extended accommodation
- Modernised and Upgraded Throughout
- Family Bathroom & En-Suite
- Three Reception Rooms
- Ground Floor shower room & Utility Room
- Driveway and large garden

£360,000 Freehold



Occupying a deceptively large plot, this semi-detached family home, has undergone a programme of complete refurbishment, modernisation, improvement and extension and finished to a high standard of specification. The property offers stylish and luxuriously appointed, gas centrally heated, UPVC double glazed accommodation with entrance hallway, lounge, open-plan living\kitchen\dining area, day room with corner bi folding doors, utility room, ground floor shower room, snug / study and bedroom four, master bedroom with dressing area and en-suite wet room, two further double bedrooms and family bathroom, lawned and decked rear garden together with driveway providing off-road parking. We highly recommend an internal viewing to appreciate the size and quality of accommodation available.

DETAILED ACCOMODATION

ON THE GROUND FLOOR

RECESSED ENTRANCE PORCH

Entered via a composite style door with matching double glazed side units, porcelain decorative floor tiles and double hardwood doors giving access to:

ENTRANCE HALLWAY

6' 2" x 13' 6" (1.88m x 4.11m) With Porcelain decorative floor tiles, stairs rising to first floor with oak hand rail and glazed balustrade, under stairs cloak cupboard, additional shoe storage cupboard with shelving, ceiling spotlighting and single panelled radiator.

LOUNGE

11' 2" x 15' 6" (3.40m x 4.72m) With UPVC sealed unit double glazed window to front aspect, Porcelain decorative floor tiles and two decorative wall lights.

LIVING KITCHEN DINER

16' 5" x 18' 3" (5.00m x 5.56m) Contemporary style kitchen with matching range of base level cupboard and drawer storage units with soft close function. Corian work surfaces incorporating inset sink and waste disposal unit with mixer tap over, boiling hot tap and integrated appliances including, dishwasher, AEG six-ring gas hob with stainless steel chimney style extractor over, together with two built-in 'Neff' ovens. Also with porcelain decorative floor tiles, central breakfast area, integrated wine racking, recessed halogen ceiling spotlighting, space for American style fridge freezer, classic column upright radiator, UPVC sealed unit double glazed window and French doors to rear aspect. Access to:





DAY ROOM

12' 1" x 14' 8" (3.68m x 4.47m) With contemporary roof lantern, decorative porcelain floor tiles, ceiling spot lighting, two corner bi folding doors and wall mounted feature electric fire.

SNUG / STUDY

7' 6" x 9' 1" (2.29m x 2.77m) With UPVC sealed unit double glazed French doors to rear aspect, decorative porcelain floor tiles. Access to:

BEDROOM FOUR (GROUND FLOOR)

7' 2" x 9' 6" (2.18m x 2.90m) With decorative porcelain floor tiles and ceiling light point.

UTILITY ROOM

4' 4" x 12' 6" (1.32m x 3.81m) Fitted with a contemporary matching range of base and high level cupboard units with soft close function. laminate work surfaces over, stainless steel sink and drainer, Space for washing machine and tumble dryer. decorative porcelain floor tiles, ceiling spotlighting and UPVC sealed unit double glazed window to rear front aspect. Door to:

SHOWER ROOM (GROUND FLOOR)

4' 5" x 6' 2" (1.35m x 1.88m) With contemporary style suite comprising vanity wash hand basin with hot and cold mixer tap, low level w.c. and fully tiled shower enclosure with Electric shower, glazed shower door and screen. Also with decorative porcelain floor tiling, chrome heated towel rail, ceiling spotlighting, ceiling mounted extractor fan and UPVC double obscure glazed window to side aspect.

ON THE FIRST FLOOR

Staircase and landing area with glazed balustrade and oak handrail, UPVC double glazed window to side aspect and loft access.

BEDROOM ONE

10' 5" x 10' 8" (3.17m x 3.25m) With UPVC double glazed window to front elevation, central heating radiator and a range of fitted wardrobes. Door to:

DRESSING AREA

With a range of fitted wardrobes. Door to:

EN SUITE WETROOM

5' 3" x 6' 2" (1.60m x 1.88m) With a contemporary style suite comprising vanity wash hand basin with hot and cold mixer tap, low level w.c. and fully tiled shower enclosure with shower system, drencher style mixer shower head, glazed shower screen. Also with decorative porcelain floor and wall tiles, chrome heated towel rail, ceiling spotlighting, ceiling mounted extractor fan, UPVC double obscure glazed window to front aspect.

BEDROOM TWO

10' 6" x 10' 7" (3.20m x 3.23m) With UPVC double glazed window to front and rear elevations and central heating radiator.

BEDROOM THREE

10' 6" x 10' 7" (3.20m x 3.23m) With UPVC double glazed window to rear elevation and central heating radiator.









FAMILY BATHROOM

5' 5" x 6' 8" (1.65m x 2.03m) With matching contemporary style suite comprising decorative porcelain tiled bath with hot and cold mixer tap, shower unit over with drencher style head and glazed shower screen, pedestal wash hand basin with hot and cold mixer tap. Low level W.C. Also with decorative porcelain tiled floors and part tiled walls, chrome heated towel rail, ceiling spot lighting, ceiling mounted extractor fan and UPVC double obscure glazed window to rear aspect.

OUTSIDE

The property has an open frontage with Driveway providing off-road parking for two vehicles. (shared driveway access)

REAR GARDENS

Side gated access leads through to the delightful rear garden which incorporates a raised deck seating area with power and lighting. Steps down to a dwarf wall boundary with wall mounted lighting, block paved patio, extensive lawed area with inset shaped beds planted borders with a range of shrubs, evergreens and hardy perennials. outside water tap and security lighting.

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, and an alarm system is fitted.

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.

TENURE

Freehold

COUNCIL BAND

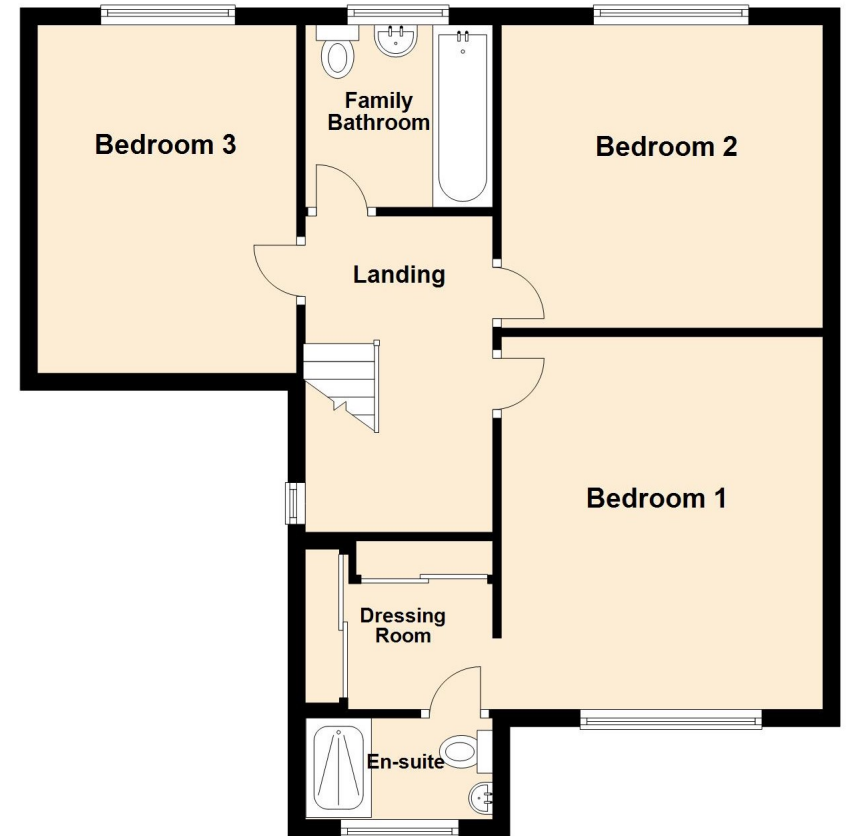
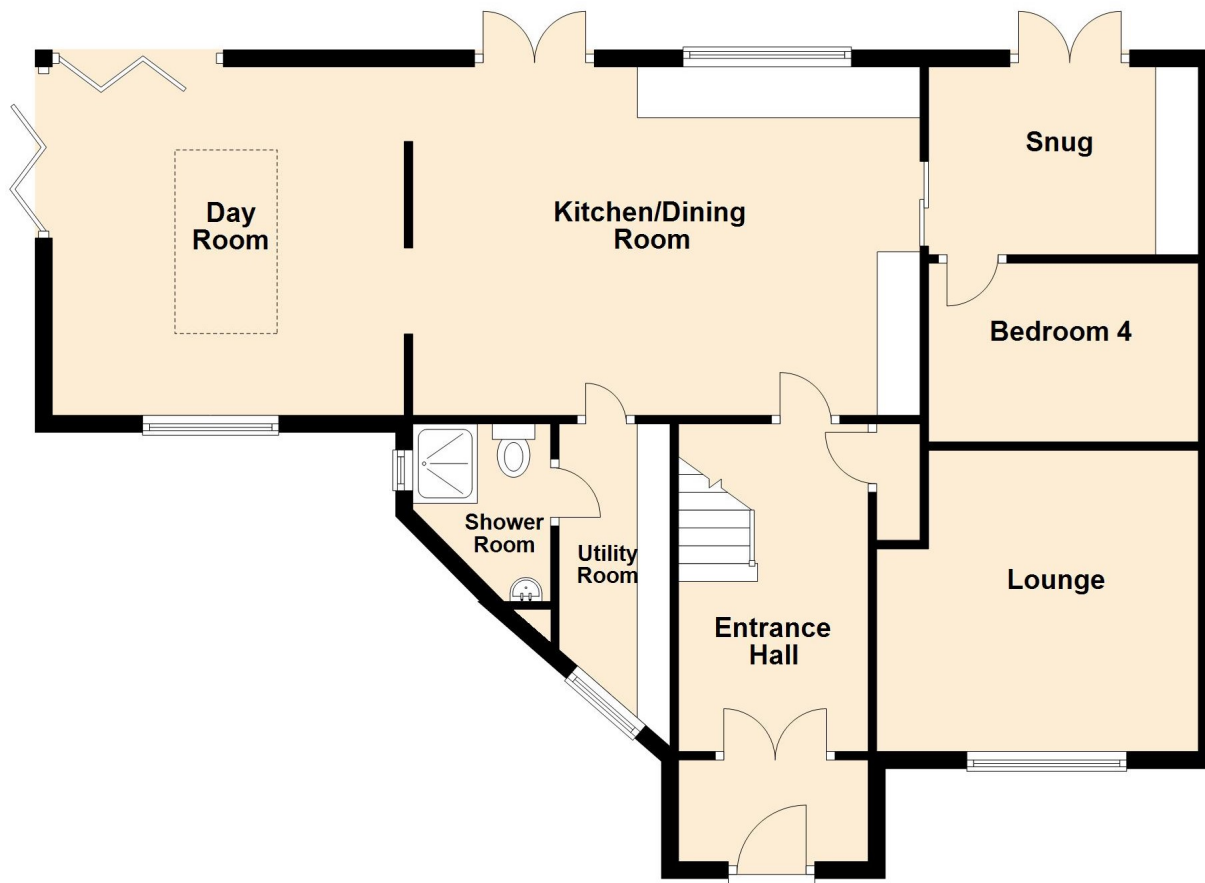
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FLOOR PLANS

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

