



PLOT 3

Plot 3 Adjacent To, 23 Main Street, Desford, LE9 9GR

- New Build Detached House
- GCH & UPVC Double Glazed
- Cloaks/W.C., Living Room & Study
- Dining Kitchen & Utility Room
- 4 Beds, Bathroom & 2 En-Suites
- Parking, Garage & Pleasant Garden

A spacious, four double bedroomed, new build, detached family house by Bedford Builders offering gas centrally heated, UPVC double glazed accommodation including canopy porch, entrance hall, cloaks/w.c., living room, study, fitted dining kitchen, utility room, en-suites to 2 bedrooms, family bathroom, together with single garage, additional off-road parking and pleasant rear garden, within an exclusive development of only three homes, situated in this convenient and sought-after west Leicestershire village. SAP TBC.

£310,000

GENERAL INFORMATION:

The sought-after village of Desford is located in west Leicestershire and is well known for its popularity in terms of convenience for ease of access to the centres of Leicester, Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, as well as the conurbation of the West Midlands, the Birmingham and East Midlands International Airports, the M1\M69\M42 motorway network for travel north, south and west, and the Charnwood and New National Forests with their many scenic country walks and golf courses.

Desford also offers a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities and regular bus services to many of the aforementioned centres of employment.

GENERAL DESCRIPTION:

Constructed by well known local developers, Messrs. Bedford Builders of Botcheston, under NHBC supervision with a ten year warranty provided, this infill development features a prestigious selection of contemporary styled, four and five bedroomed houses. All homes combine the best of design with comfort, created with the needs of the modern house buyer in mind.

Easy to maintain and energy efficient, Plot 3 enjoys off-road parking, a single detached garage and pleasant garden to rear and offers gas centrally heated, UPVC double glazed accommodation built with real attention to detail, on two floors, as described below:-

DETAILED ACCOMMODATION

ON THE GROUND FLOOR:

CANOPY PORCH

With entrance door to:

ENTRANCE HALL

With staircase rising off to first floor and door to;

FITTED CLOAKROOM

With two-piece suite comprising low flush w.c. and wash hand basin.

FRONT LIVING ROOM

3.3m x 5.5m (10'10" x 18'1")

With twin sealed unit double glazed front windows, telephone and t.v. points. The living room is semi open-plan to the rear dining area.

FRONT STUDY

1.9m x 2.3m (6'3" x 7'7")

With sealed unit double glazed front window.

FITTED KITCHEN WITH DINING AREA

7.2m x 4.3 max. (23'7" x 14'1" max.)

Well equipped and fitted with inset sink unit to L-shaped worktops, range of fitted drawers and cupboards, and integrated equipment including split-level cooker comprising oven, hob and hood. Also with sealed unit double glazed rear picture window and sealed unit double glazed bay picture window to dining area with matching double French doors to rear garden.

SEPARATE UTILITY ROOM

1.8m x 1.8m (5'11" x 5'11")

With part sealed unit double glazed external side door, inset sink unit to worktop and plumbing for washing machine.

ON THE FIRST FLOOR:

STAIRCASE AND LANDING with double storage cupboard off, leads to;

MASTER BEDROOM SUITE

Comprising:-

BEDROOM 1 (FRONT)

3.3m x 3.9m (10'10" x 12'10")

With sealed unit double glazed front window and door to:

EN-SUITE SHOWER ROOM

With three-piece suite comprising fully tiled shower cubicle, wash hand basin and low flush w.c.

BEDROOM 2 (REAR)

2.8m x 3.8m max. (9'2" x 12'6" max.)

With sealed unit double glazed rear window and door to:

EN-SUITE SHOWER ROOM

With three-piece suite comprising fully tiled shower cubicle, wash hand basin and low flush w.c.

BEDROOM 3 (FRONT)

2.8m x 3.7m (9'2" x 12'2")

With sealed unit double glazed front window.

BEDROOM 4 (REAR)

3.2m x 2.6m (10'6" x 8'6")

With sealed unit double glazed rear window.

FAMILY BATHROOM

With three-piece suite comprising panelled bath, wash hand basin and low flush w.c.

OUTSIDE:

The property enjoys a shared private driveway access to the side of 23 Main Street, Desford, which leads through to the forecourts of Plots 2 and 3. From the forecourt Plot 3 enjoys off-road parking for two vehicles to side which gives access to:



SINGLE DETACHED GARAGE

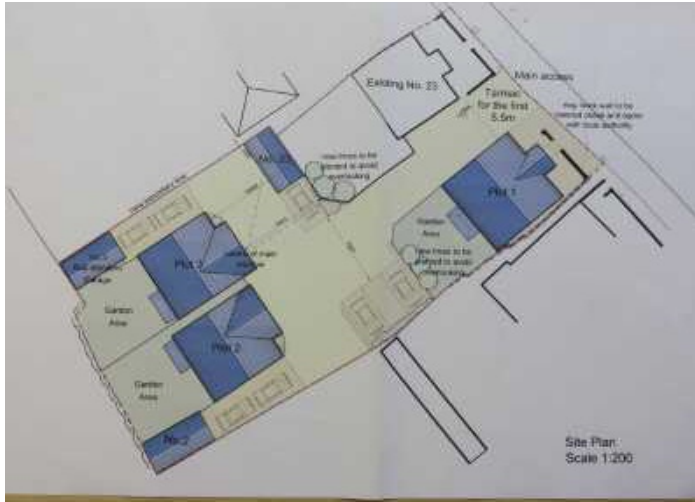
3.1m x 5.5m (10'2" x 18'1")

With up-and-over door and personal side door.

REAR GARDEN

The enclosed rear garden will be laid mainly to lawn

SITE PLAN:



SERVICES:

All mains services are understood to be available. Hot water for central heating and domestic purposes is gas fired and ample electric power points are fitted throughout the property which is double glazed with UPVC units and benefits from a security alarm system.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars are included in the sale.

VIEWING:

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

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.

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.

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.



**PLOT 3
GROUND FLOOR PLAN**



FIRST FLOOR PLAN

Directions

Proceed out of the Leicester City centre in a westerly direction along the A47 King Richard's Road which, in turn, becomes the Hinckley Road, continuing along Hinckley Road, as signposted to Leicester Forest East. Cross over the major roundabout junction with New Parks Way and continue along the A47, towards Leicester Forest East. At the next major traffic light junction, proceed straight over into Leicester Forest East, continuing over the M1 motorway, through Leicester Forest East for approximately two miles. At the next major junction with the 'BP' petrol station, take the right turn into Leicester Lane continue into the centre of Desford, turning right at the mini-roundabout into Main Street, where the property can be identified by the agents 'for sale' board.

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

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