



Greystones, Leicester Lane, Desford, LE9 9JJ

- Spacious Detached Bungalow
- 3 Reception Rooms, Breakfast Kitchen,
- Conservatory, Utility Room
- 4 Good Beds, Bathroom, En-Suite
- Double Garage & Parking
- Rear Garden with Rural Outlook

An individually designed, well presented and appointed, four bedroomed, detached family bungalow on a good sized plot adjoining open countryside with well arranged, gas centrally heated, sealed unit double glazed accommodation including entrance hall, fitted cloakroom (w.c. & wash hand basin), three fine reception rooms, conservatory, fitted breakfast kitchen, utility room, bathroom and en-suite shower room, double garage, additional off-road parking and a delightful rear garden, situated on the edge of this favoured west Leicestershire village. EPC D.

Offers in the region of £425,000

GENERAL INFORMATION:

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

Desford is an attractive village with an old centre surrounded by farm land. The village has a primary school and college, doctors and dentist surgeries, a sports centre and the usual village stores. Desford is a lively village with recreational facilities from pre-school groups to 50 plus and there are further recreational amenities in nearby Charnwood Forest, the Ashby Canal and Battlefield, Bosworth Water Park, numerous golf courses and regular bus services to many of the afore-mentioned centres of employment.

GENERAL DESCRIPTION:

Situated on a generous plot on the edge of this favoured west Leicestershire village, this individually designed, detached bungalow offers well presented and appointed accommodation comprising entrance hall, fitted cloakroom, three fine reception rooms, conservatory, breakfast kitchen, utility room, four bedrooms, bathroom and en-suite shower room. The property benefits from a detached double garage, additional off-road parking for three vehicles and a delightful rear garden adjoining open countryside with lovely rural views.



Ideal for family occupation, the spacious, gas centrally heated, sealed unit double glazed accommodation is arranged, all on the ground floor, as detailed below:-



DETAILED ACCOMMODATION

ALL ON THE GROUND FLOOR:

ENTRANCE VESTIBULE

With twin leaded part sealed unit double glazed entrance doors, panelled floor, wall-mounted alarm control panel, feature dado rail to walls and coved ceiling with light fitting. Access through twin obscure glazed French doors to:

ENTRANCE HALL

With wall-mounted door bell, central heating radiator, feature dado rail to walls, inset display niche to wall and coved ceiling with two light fittings and smoke alarm. Access off to:



FITTED CLOAKROOM

Being half tiled with two-piece coloured suite comprising low flush w.c. and pedestal wash hand basin with hot and cold mixer tap. Also with tiled floor, central heating radiator, leaded sealed unit double obscure glazed window, fitted coat pegs, oval mirror and ceiling light fitting.



DINING ROOM

13'0 x 10'1 (3.96m x 3.07m)

With leaded sealed unit double glazed picture window, central heating radiator, feature dado rail to walls and coved ceiling with light fitting. Double French doors to:



REAR LOUNGE

19'9 x 14'8 max. (6.02m x 4.47m max.)

With feature brick built fireplace having inset 'Natural Flame' coal effect gas fire to quarry tiled hearth and hardwood mantel shelf, central heating radiator, feature dado rail to walls, t.v. point, coved ceiling with two light fittings, three matching wall light fittings and sealed unit double glazed sliding patio door and screen affording a lovely view over open countryside and providing access to a wide flagged terrace within the rear garden. Twin leaded sealed unit double glazed French doors to:





CONSERVATORY

19'9 max. x 13'3 (6.02m max. x 4.04m)

With sealed unit double glazed surrounds, polished tiled floor, sealed unit double glazed pitched roof with ceiling fan/light fitting, central heating radiator, t.v. point and part sealed unit double glazed twin French doors to front and rear. The conservatory affords delightful views over open countryside.



BREAKFAST KITCHEN (REAR)

15'9 x 10'0 min. (16'7 max.) (4.80m x 3.05m min. (5.05m max.))

With range of fitted units and equipment including one-and-a-half bowl polycarbonate sink and drainer unit with hot and cold mixer tap inset to U-shaped rolled edge worktop with range of drawers, cupboards and wine racking under, tiled splashbacks and leaded sealed unit double glazed picture window fitted with roller blind over affording lovely rural view. Integrated appliances including double oven with cupboards over and under, 'Bosch' dishwasher, 'Bosch' four-plate ceramic hob with cooker hood over inset to double and triple wall cupboards, integrated refrigerator with drawer under and cupboard over and shelved tall-boy cupboard with book shelving adjacent. Also with ceramic tiled floor, corner wall cupboard, concealed worktop lighting, central heating radiator with canopy over, three ceiling mounted light fittings and fixed seating to breakfast area with breakfast table and adjacent leaded sealed unit double glazed window fitted with roller blind. Leaded glazed door to:



VIEW OF BREAKFAST AREA



SIDE LOBBY

With quarry tiled floor, part leaded sealed unit double glazed external side door, wall-mounted alarm control panel, half tiling, ceiling light fitting and shelved store cupboard off. The side lobby leads to:

UTILITY ROOM

6'7 x 10'9 (2.01m x 3.28m)

With single bowl stainless steel sink and drainer unit with hot and cold mixer tap inset to rolled edge worktop with double cupboard and plumbing for automatic washing machine under, tiled splashback and leaded sealed unit double glazed window over. Further worktop with space for tumble dryer under, wall-mounted gas fired central heating boiler also supplying domestic hot water and double wall cupboard over. Also with quarry tiled floor, central heating radiator, half tiled surrounds and built-in triple wall unit with matching over cupboards.



INNER HALL

Approached from the main entrance hall, the L-shaped inner hall has central heating radiator, wall-mounted alarm control panel, coved ceiling with two light fittings, feature dado rail to walls and shelved airing cupboard off housing lagged hot water cylinder. The hall leads to:

MASTER BEDROOM SUITE

Comprising:

BEDROOM 1 (SIDE)

12'4 x 12'5 max. (3.76m x 3.78m max.)

With an extensive range of built-in furniture comprising three double hanging and shelved wardrobes with five integral drawers and an adjoining single shelved wardrobe with glazed shelved display space adjacent having overlight, drawer and cupboard under. Also with leaded sealed unit double glazed side picture window with chest of seventeen drawers under and inset window seat, twin matching side tables each comprising pull-out table and two drawers, central heating radiator, two wall-mounted spotlights and beamed ceiling with light fitting. Door to:



EN-SUITE SHOWER ROOM

With three-piece white suite comprising pedestal wash hand basin with hot and cold mixer tap and mirror over incorporating striplighting and electric shaver point, low level w.c. and fully tiled shower enclosure with glazed shower screen and overhead shower unit incorporating flexi hose to sliding track. Also with tiled floor, central heating radiator, fully tiled surrounds, towel rails, mirrored cabinet, recessed ceiling spotlighting, 'Xpel-Air' extractor fan and leaded sealed unit double obscure glazed side window.



BEDROOM 2 (FRONT)

9'4 x 12'9 max. (2.84m x 3.89m max.)

With leaded sealed unit double glazed window, central heating radiator, beamed ceiling with light fitting and in-built furniture comprising part mirror-fronted twin double hanging and shelved wardrobes with matching adjoining dressing table unit with knee-hole and seven drawers, triple mirror over and matching bedside table with two drawers.



BEDROOM 3 (FRONT)

9'4 x 10'11 (2.84m x 3.33m)

With central heating radiator, wall shelving, beamed ceiling with light fitting and leaded sealed unit double glazed side window.



BEDROOM 4 (SIDE)

10'11 x 8'8 (3.33m x 2.64m)

With leaded sealed unit double glazed window, central heating radiator, t.v. point, beamed ceiling, built-in double hanging and shelved wardrobe and matching dressing table with knee-hole and seven drawers under, drawer and mirror over.



FAMILY BATHROOM

Being fully tiled with three-piece coloured suite comprising tiled panelled bath with hot and cold mixer tap incorporating shower handset, low level w.c. and pedestal wash hand basin with hot and cold mixer tap, mirror and striplight incorporating electric shaver point over. Also with central heating radiator, towel rail, ceiling light fitting and leaded sealed unit double obscure glazed side window.





STUDY OR BEDROOM 5 (SIDE)

10'2 x 7'10 max. (3.10m x 2.39m max.)

With leaded sealed unit double glazed side window, central heating radiator with canopy over, telephone point and coved ceiling with light fitting.



OUTSIDE:

The property occupies a generous plot with a shared driveway with the neighbouring property giving access to a private block paved forecourt providing off-road parking for up to three vehicles and giving access to a **DETACHED DOUBLE BRICK BUILT GARAGE** measuring 17'0 x 18'1 with electrically operated roller shutter doors, ceramic tiled floor, rear window, personal side door, electric light and power supply.



REAR GARDENS

The delightful rear garden is laid mainly to lawn with an extensive flagged patio area, feature fountain set within a semi-circular bed of specimen shrubs and bushes, pergola and a variety of trees. The lawned garden area continues around the conservatory, to the side of the property, and there are two external lantern style light fittings to the patio area. From the garden, there are lovely views over adjoining paddock land and open countryside.





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.

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.

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.

SERVICES:

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units and benefits from a security alarm system.

FIXTURES AND FITTINGS:

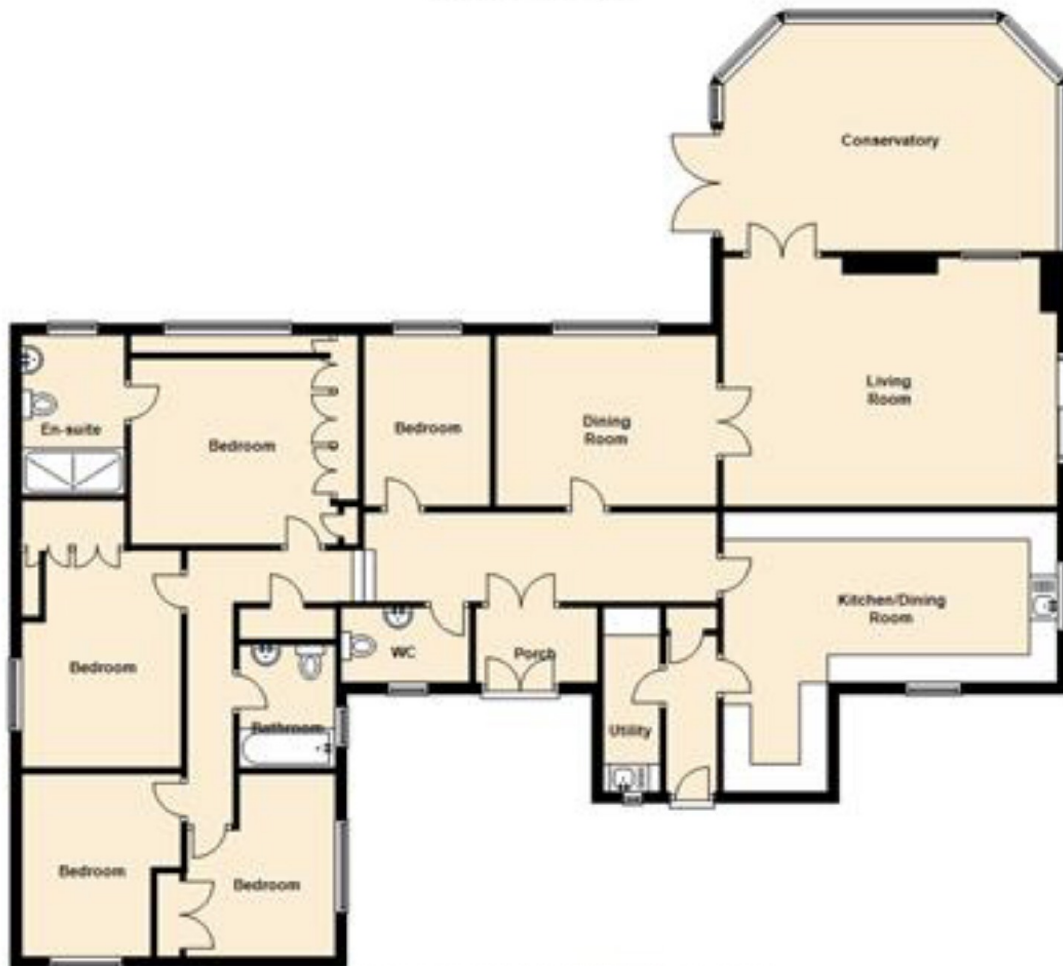
All fixtures and fittings mentioned in the sales particulars, together with fitted floor coverings, blinds, curtains and light fittings, are included in the sale.

VIEWING:

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



Ground Floor
Approx. 154.7 sq. metres / 1673 sq. feet



Total area: approx. 154.7 sq. metres (1673 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanIt.

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 petrol station, take the right turn into Leicester Lane where the property can eventually be found on the right hand side, as 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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