



Spinney Cottage, 78 Spinney Drive, Botcheston, LE9 9FG

- Semi-Detached Bungalow
- For "Aged 55 Or Over"
- Spacious Lounge\Dining Room
- Two Bedrooms & Bathroom
- Mainly Lawned Gardens
- Single Garage and Parking

A well presented & appointed, UPVC double glazed, electric night storage heated, semi-detached bungalow for the over 55's offering accommodation including enclosed entrance porch, entrance hallway, spacious lounge\dining room, fitted kitchen, two good bedrooms, bathroom with three-piece suite, lawned gardens to front and side, and semi-detached garage with parking, all located within Kirby Grange which is a highly regarded and convenient edge of village retirement location. EPC D.

£135,000

GENERAL INFORMATION:

The sought-after village of Botcheston is situated in west Leicestershire and is well known for its popularity in terms of convenience for ease of access to major centres of employment at Leicester, Earl Shilton, Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, as well as the M1\M69\M42\A46 major road network for travel north, south and west, the East Midlands and Birmingham International Airports, and the New National and Charnwood Forests with their many scenic country walks and golf courses.

The combined villages of Botcheston, Desford and Ratby offer a fine range of local amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including the Botcheston\Leicester Forest West Golf Club and there are regular bus services to the centres of Leicester and Hinckley.

GENERAL DESCRIPTION:

Situated within Kirby Grange which is a retirement development on the very edge of Botcheston village, with a delightful rural outlook all around, this particular, well presented and appointed, semi-detached bungalow benefits from a single semi-detached garage, off-road parking space, mainly lawned gardens and offers spacious, well arranged, electric night storage heated, UPVC double glazed accommodation for those aged 55 or over, as described below:-

DETAILED ACCOMMODATION

ALL ON THE GROUND FLOOR:

UPVC wood grain style front entrance door with double obscure glazed panels provides access to:

ENTRANCE HALLWAY

With UPVC wood grain double glazed inner door to:

SPACIOUS LOUNGE\ DINING ROOM

18'5 x 17'8 (5.61m x 5.38m)

With two UPVC wood grain style double glazed windows to front elevation, feature electric log burner style fire with wooden mantel shelf over, two wall-mounted electric night storage heaters, t.v. and telephone points and coved ceiling with feature wooden beam and two ceiling light points. Door to:



KITCHEN

17'8 x 7'10 (5.38m x 2.39m)

With matching range of base and wall-mounted cupboard and drawer storage units with wood effect rolled edge work surfaces incorporating single bowl stainless steel sink and drainer unit with hot and cold mixer tap, space for dishwasher, washing machine, tumble dryer and refrigerator all under, tiled splashbacks and UPVC wood grain style double glazed picture window to side aspect over fitted with roller blind. Also with cushion vinyl floor covering, space for free-standing cooker, ceiling light point and wall-mounted electric storage heater.



FURTHER ENCLOSED ENTRANCE PORCH

With UPVC double obscure glazed front entrance door having matching surrounds and screens, wall-mounted electric fuse board, loft access and double built-in walk-in store cupboard with shelving. The porch provides access to the bathroom and bedrooms.

INNER LOBBY

Leading to the main hallway and having further access off to:

BEDROOM 1

8'10 x 14'8 (2.69m x 4.47m)

With twin UPVC double glazed windows to front elevation fitted with roller blinds, coved ceiling with light point and wall-mounted electric night storage heater.



BEDROOM 2

8'5 x 11'5 (2.57m x 3.48m)

With UPVC double glazed window to rear elevation, wall-mounted electric night storage heater, telephone point and coved ceiling with light point.



BATHROOM

With matching three-piece suite comprising pedestal wash hand basin, low level w.c. and panelled bath with Triton electric shower unit over. Also with cushion style vinyl floor covering, part tiled walls, wall-mounted electric night storage heater, UPVC double glazed window to rear aspect, wall-mounted extractor, ceiling light point and door to shelved airing cupboard housing hot water cylinder.



OUTSIDE:

The property has an open-plan frontage and benefits from lawned garden areas to front and side, together with paved pathways leading to the front entrance door and porch area. To the side of the property is a tarmac parking area within which is a BRICK BUILT SEMI-DETACHED GARAGE with metal up-and-over doors and having parking space to the fore.



SERVICES:

All mains services, with the exception of gas, are understood to be available. Central heating is electric and ample electric power points are fitted throughout the property which is double glazed with UPVC sealed units. The property is fitted with solar panels to the roof which are included in the sale and reduce electricity bills.

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.

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.



Directions

Proceed out of Leicester in a westerly direction along the A47 Hinckley Road, continuing through Western Park into Leicester Forest East. At the traffic light junction with Braunstone Lane, turn right, as signposted to Kirby Muxloe and Glenfield. Carry straight on at the next set of traffic lights and at the roundabout, turn left, as signposted to Kirby Muxloe. Continue into Kirby Muxloe and at the mini-roundabout, carry straight on and shortly thereafter, turn left at the second mini-roundabout, continuing out of Kirby Muxloe, towards Desford, along Desford Road. Continue until reaching the outskirts of Desford and just prior to the railway level crossing, turn right, as signposted into Botcheston village. Continue into Botcheston and turn right at the next junction, towards Markfield. Continue up the hill and the access to Kirby Grange can be found on the right hand side. Continue into Kirby Grange up the hill and at the top of the hill, fork right into Spinney Drive.

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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