



17 The Maltings, Glenfield, LE3 8ET

- Modern Detached House
- Individually Designed
- 2 Double Bedrooms
- Bathroom & En-suite Shower Room
- Ample Parking for Two Cars
- Sought-after Convenient Location

An individually designed, detached home situated in the heart of the suburb of Glenfield with all local amenities close at hand. The gas centrally heated accommodation briefly comprises a ground floor entrance porch, entrance hall, lounge and kitchen/dining room and to the first floor is a master bedroom with en-suite shower room, a further double bedroom and bathroom. This ideally located home benefits from double glazing and stands with parking for two cars and an easily maintained patio area. EPC D. NO CHAIN.

£210,000

GENERAL INFORMATION:

The sought-after suburb of Glenfield is situated just outside the City of Leicester boundary, to the north-west, and is well known for its popularity in terms of convenience for ease of access to the Leicester City centre and all the excellent amenities therein, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville, Loughborough and Melton Mowbray, the adjoining Charnwood and New National Forests with their many scenic country walks and golf courses, the East Midlands International Airport at Castle Donington and the A46\M1\M69 major road network for travel north, south and west.

Glenfield also offers major employment opportunities at County Hall and the Glenfield Hospital specifically and enjoys good local amenities including shopping for day-to-day needs, schooling, recreational amenities and regular bus services to the Leicester City centre.

GENERAL DESCRIPTION:

Situated at the hearth of this favoured suburb, this detached house occupies a corner plot and offers accommodation briefly comprising entrance porch, entrance hall, lounge, dining kitchen, two good bedrooms (master with en-suite) and bathroom with three-piece white suite. The property also benefits from off-road parking for two vehicles and an easily maintained patio area.

The property benefits from gas centrally heated, sealed unit double glazed accommodation arranged over two floors, as described below:-

DETAILED ACCOMMODATION

ON THE GROUND FLOOR:

Hardwood framed part sealed unit double glazed front entrance door provides access to:

ENTRANCE PORCH

With built-in store cupboard and access through double doors to:

ENTRANCE HALL

With central heating radiator and staircase rising off to first floor. Door to:

KITCHEN\ DINING ROOM

14'3 x 10'2 (4.34m x 3.10m)

With one-and-a-half bowl polycarbonate sink and drainer unit with hot and cold mixer tap, cupboards and utility space with plumbing for automatic washing machine under, matching range of base units with work surface over, drawers, cupboard and space for refrigerator under, together with complimentary range of eye level wall-mounted cupboard units over. Appliances include built-in single oven with four-piece gas hob, tiled splashback and extractor fan in matching cooker hood over. Also with tiled floor to kitchen area, sealed unit double glazed window fitted with venetian blind, central heating radiator, built-in cupboard, understairs store cupboard and double glazed French doors fitted with vertical blinds opening onto parking area.



LOUNGE

14'3 x 10'2 (4.34m x 3.10m)

With twin sealed unit double glazed windows fitted with vertical blinds, feature fireplace with 'Real Flame' gas fire, marble stone effect hearth, surround and mantel shelf, two central heating radiators, feature dado rail to walls, TV point, high skirting boards and coved ceiling with light point.



ON THE FIRST FLOOR:

STAIRCASE AND LANDING with central heating radiator and access to loft space, leads to:

MASTER BEDROOM SUITE

Comprising:

BEDROOM 1

12'3 x 10'1 (3.73m x 3.07m)

With twin sealed unit double glazed multi-pane windows, central heating radiator, high skirting boards and two double built-in wardrobes. Door to:



EN-SUITE SHOWER ROOM

5'11 x 5'5 (1.80m x 1.65m)

With three-piece white suite comprising tiled shower cubicle with shower unit incorporating flexi hose to sliding track, together with shower curtain and rail, pedestal wash hand basin with hot and cold mixer tap and tiled splashback and low level w.c. Also with central heating radiator and sealed unit double glazed window.



BEDROOM 2

10'4 x 8'6 (3.15m x 2.59m)

With sealed unit double glazed window, central heating radiator, high skirting boards and built-in cupboard housing wall-mounted gas fired central heating boiler also supplying domestic hot water.



BATHROOM

6'9 x 5'5 (2.06m x 1.65m)

With three-piece white suite comprising panelled bath with hot and cold mixer tap shower over, tiled surround, shower curtain and rail, pedestal wash hand basin with tiled splashback and low level w.c. Also with central heating radiator and sealed unit double obscure glazed window.



OUTSIDE:

A block paved driveway to side provides off-road parking space for two cars with external light and pergola over and access to a triangular shaped seated paved patio area with fenced surrounds.



REAR GARDEN

This property does not have a rear garden.

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.

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:

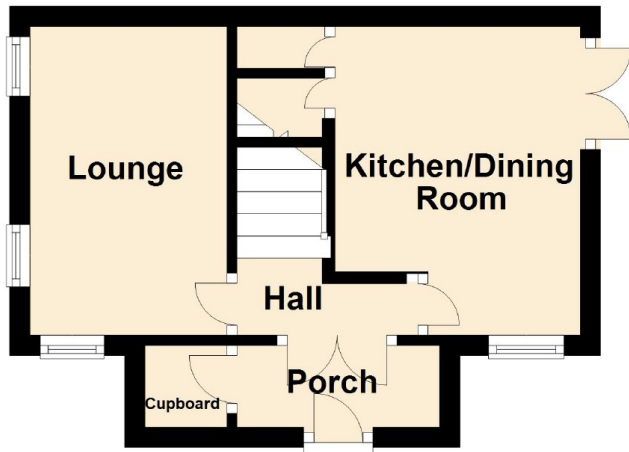
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation 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.

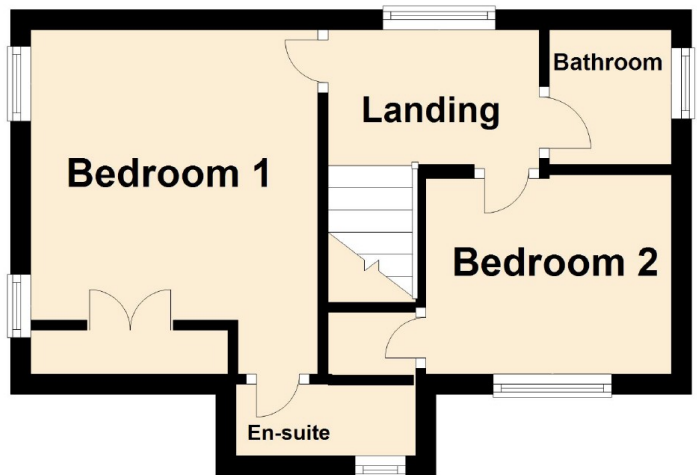
Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.



Ground Floor



First Floor



Directions

Proceed out of the Leicester City centre in a north-westerly direction along the old A50 Groby Road, towards Markfield, and continue for some distance on the dual carriageway, towards Glenfield and Groby. Carry straight on at the roundabout junction with Glenfrith Way\New Parks Way onto Leicester Road, passing County Hall on the right hand side and at the next roundabout, turn left onto Station Road. Continue down Station Road to the junction known as The Square, and proceed around the junction where The Maltings is situated on the right hand side and the property can be eventually identified by the agents for sale' board towards the bottom of the road.

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

44 Granby Street, Leicester, Leicestershire, LE1 1DH

Tel: 0116 255 8666

Email: leicester@mooreandyork.co.uk

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



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