



75 MAIN STREET, DESFORD, LE9 9GR

PRICE GUIDE £425,000

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£425,000 FREEHOLD



ENTRANCE HALL

Having stairs leading up to the first floor landing and doors that lead to:

LIVING ROOM

12' x 11'10

Benefiting from a window to the front aspect, radiator, power points, feature fire surround and French doors to the Dining/Lounge.

KITCHEN

11'11 x 11'11

This lovely bespoke kitchen appreciates a range of wall and base units with under unit lighting, work surfaces, sink with mixer tap, Range oven with brick feature surround, radiator, power points, window to the front aspect, under stairs pantry and a door that leads to:

DINING/LOUNGE

19'9 x 10'11

Benefiting from a window and patio doors to the rear aspect, radiator, power points and a door that leads to:

LOBBY

There is a door that leads to a storage area and a door that leads to:

WC

Comprising a low level WC, Wash hand basin and Extractor.

FIRST FLOOR LANDING

There are doors that lead to:

PRIMARY BEDROOM

12'1 x 11'11

Benefiting from a window to the front aspect, radiator, power points, built in cupboard and a feature fire surround.

BEDROOM

11'11 x 11'11

Having a window to the front aspect, radiator, power points, built in cupboard and feature fire surround.

BEDROOM

13'11 - 7'2 x 10'11 - 7'6

Having a window to the rear aspect, radiator and power points.

BATHROOM

Comprising a low level WC, wash hand basin, free standing bath, walk in shower, Velux windows to the rear aspects, radiator and airing cupboard.

REAR GARDEN

A lovely cottage garden that enjoys patio, seating and social areas as well as a laid to lawn garden with borders home to a number of shrubs and plants. There is a work shop with power and lighting as well as a Summerhouse.



DESFORD VILLAGE

Desford provides a range of local shopping, educational and recreational facilities together with access to local communication networks including the A47 and A46, M1 and M69 motorways. Leicester city centre (8 miles) provides a comprehensive range of facilities including a mainline railway station and the out of town shopping centre at Fosse Park. Further local and regional facilities are available in Hinckley (10 miles), Coventry (22 miles) and Birmingham (47 miles). London is approximately 106 miles to the south and can be accessed via the M1 or through main line rail services at Leicester and Nuneaton (15 miles) both bring London to within about 90 minutes travelling time.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

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. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Viewings strictly by
appointment via Judge
Estate Agents

Contact

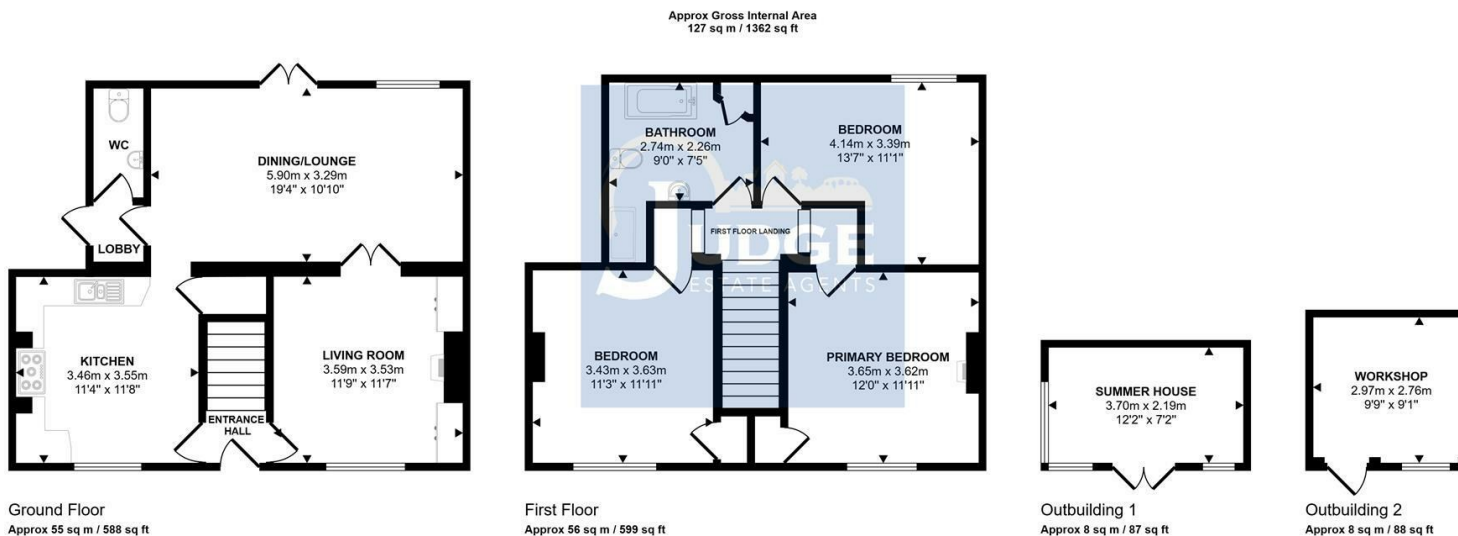
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

