



- FOUR BEDROOM DETACHED HOUSE
- GROUND FLOOR WC
- OFF ROAD PARKING & GARAGE
- COUNCIL TAX BAND - D

- HIGHLY SOUGHT AFTER LOCATION
- IDEAL FAMILY HOME
- LOW MAINTENANCE REAR GARDEN

Offers over £290,000



This contemporary styled detached family home is situated within the sought after village of Desford and just a short walk from the local amenities and schooling. Making an ideal family home, the property briefly benefits from an Entrance Hall, WC, Living/Dining Room, Kitchen, First Floor Landing, Four Bedrooms and a Bathroom. To the outside there is a low maintenance rear garden and from the front there is off road parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are returning stairs that lead up to the first floor landing with a feature window to the side aspect, radiator, power point and doors that leads to:

WC

Comprising a low level WC, wash hand basin and a window to the side aspect.

LIVING/DINING ROOM

24'1 x 11'10 (7.34m x 3.61m)

Benefiting from two windows to the rear aspect, radiator, power points, TV point and a door that leads to the rear garden.

KITCHEN

11'11 x 9'11 (3.63m x 3.02m)

With a range of wall and base units and work surfaces, sink with a mixer tap and drainer, oven with extractor, wine rack, door to the side aspect, bow fronted window and power points.

FIRST FLOOR LANDING

There is access to the loft and doors that lead to:

BEDROOM

11'11 x 10'4 (3.63m x 3.15m)

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

BEDROOM

11'11 x 10'4 (3.63m x 3.15m)

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

BEDROOM

10'5 x 5'10 (3.18m x 1.78m)

With a window to the front aspect, radiator and power points.

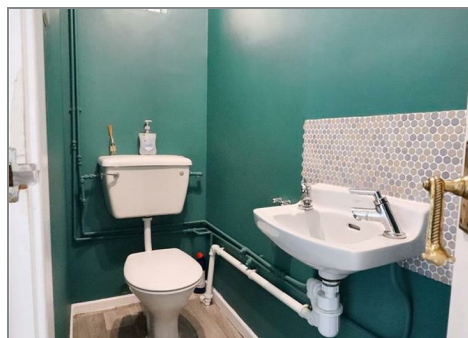
BEDROOM

10'4 - 7'3 x 8'8 - 5'11 (3.15m - 2.21m x 2.64m - 1.80m)

There is a window to the front aspect, radiator and power points.

BATHROOM

Comprising a low level WC, wash hand basin, bath with shower over, radiator and a window to the side aspect.





REAR GARDEN

A lovely low maintenance garden that comprises mainly of a paved garden.

PARKING

From the front there is off road parking that leads to:

GARAGE

15'3 x 8'6 (4.65m x 2.59m)

Benefiting from double doors and power point.

DESFORD VILLAGE

The tranquil village of Desford lies approximately 6 miles west of Leicester city centre with good commuter routes into the city and to the motorway networks. Desford offers a range of local amenities from public houses, Primary and secondary schools, a post office, a public library, supermarket, village hall and a sports club.

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.



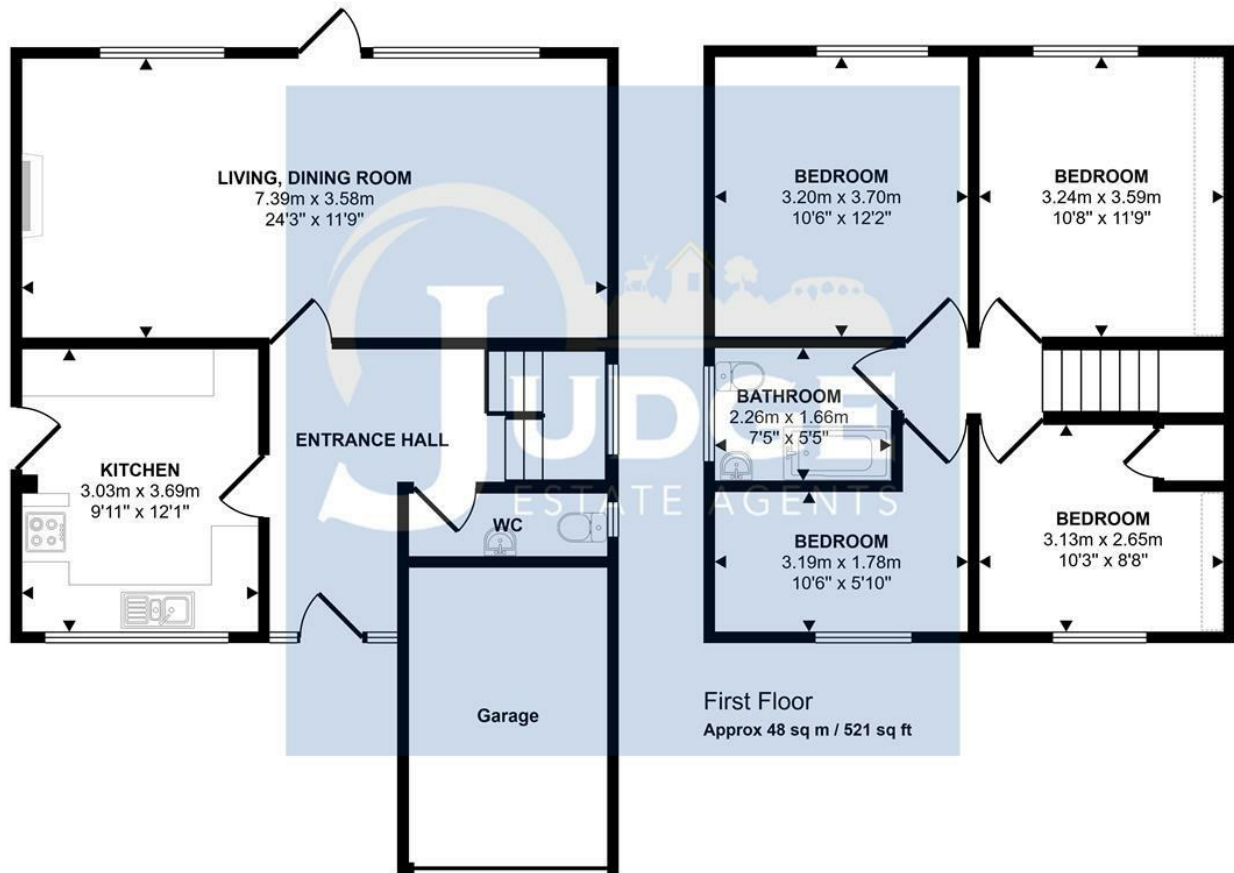
MONEY LAUNDERING

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.



Approx Gross Internal Area
110 sq m / 1189 sq ft



Ground Floor
Approx 62 sq m / 668 sq ft

Denotes head height below 1.5m

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.

