



4 Station Road, Dunton Bassett, Lutterworth, Leicestershire, LE175LG

MOORE
& YORK



Property at a glance:

- Period Semi Detached Home
- Extended and modernised
- Open plan Luxury Living Kitchen Diner
- Utility and Ground Floor WC
- Driveway and large garden
- Three Double Bedrooms
- En Suite & Family Bathroom
- No Chain

£415,000 Freehold



Situated in the sought-after village of Dunton Bassett and occupying a large plot, this period semi-detached family home has undergone a programme of complete refurbishment, modernisation, improvement and extension (built using reclaimed materials and finished to a high standard of specification). The property offers stylish and luxuriously appointed, gas centrally heated, accommodation with entrance hallway, front reception room, second reception room, open-plan living\kitchen\dining area, utility room, w/c, three first floor double bedrooms, en suite and family bathroom, together with ample off-road parking and a private rear garden. EPC TBC

DETAILED ACCOMODATION

ENTRANCE PORCH

With Composite and glazed door, Minton floor tiling and access to:

ENTRANCE HALLWAY

5' 3" x 25' 4" (1.60m x 7.72m) With original style hardwood door and decorative glazing, Minton tiled flooring, stairs rising to first floor, handcrafted and painted oak under stairs storage draws and cupboards, radiator and light point.

FRONT SITTING ROOM

12' 7" x 14' 6" (3.84m x 4.42m) With feature hardwood original style sash bay window to front aspect, original style ceiling coving, stone hearth and original style wooden surround, inset wood burning stove, light point and inset spot lighting.

FAMILY ROOM OR DINING ROOM

11' 0" x 11' 9" (3.35m x 3.58m) With two UPVC double glazed windows to side aspect, original style cast iron fireplace with inset real flame gas fire, classic column radiator, herringbone style flooring and light point.





Good afternoon everybody.
I am excited to be here with you all.

LIVING KITCHEN DINING ROOM

15' 0" x 22' 8" (4.57m x 6.91m) incorporating the kitchen, dining and lounge seating area, luxury handcrafted and painted hardwood kitchen using 'Farrow & Ball' colouring, with a matching range of base and eye level units and draws with additional larder style cupboards with soft close function, quartz work surface over, Belfast style inset double sink, integrated appliances including fridge, dishwasher, space for range cooker, extractor over, storage cupboard with gas boiler, UPVC double glazed window to side aspect, hardwood door to side aspect, cupboard housing electric fuse board. Dining and seating area with feature green oak structural glazed window to rear aspect, wood burning stove and range of decorative ceiling light points and inset spot lighting.

UTILITY ROOM

5' 6" x 9' 2" (1.68m x 2.79m) Fitted with a matching range of base and eye level units and storage, space for washing machine and tumble dryer and UPVC double glazed window to rear aspect.

FIRST FLOOR LANDING

With loft access, radiator and inset spot lighting, Access to:

BEDROOM ONE

12' 3" x 17' 0" (3.73m x 5.18m) With two original style hardwood sash windows to front aspect, radiator, original cast fireplace and inset spot lighting.

EN SUITE BATHROOM

3' 3" x 8' 1" (0.99m x 2.46m) Fitted with a matching suite comprising low level w/c, pedestal wash hand basin, glazed shower cubicle with electric shower over, part tiled walls, chrome effect heated towel rail and light point.

BEDROOM TWO

11' 4" x 11' 8" (3.45m x 3.56m) With UPVC double glazed window to rear aspect, original fireplace, radiator, light point and a range of fitted bedroom cupboards.

BEDROOM THREE

9' 9" x 11' 0" (2.97m x 3.35m) With UPVC double glazed window to side aspect, radiator and light point.

FAMILY BATHROOM

6' 9" x 14' 8" (2.06m x 4.47m) Fitted with a matching four piece suite including, low level w/c, wash hand basin, panelled bath, separate glazed and tiled shower enclosure with mixer shower over, part tiled walls, luxury vinyl flooring, UPVC opaque double glazed window to side aspect, extractor and inset spot lighting.

OUTSIDE

To the front the property benefits from a gravelled driveway proving off road parking entered via gated access, mature hedging, specimen trees, shrubs, fenced boundary and side gated access to the rear. The property enjoys a large rear lawned garden with extensive porcelain patio seating area, additional decked patio area. mature borders with fenced boundaries, mature trees, shrubs and hedging.









VIEWING

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

SERVICES

All mains services are understood to be available. Hot water for central heating and domestic purposes is gas fired and ample electric power points are fitted throughout the property.

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



TENURE

Freehold

COUNCIL TAX BAND

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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.

IMPORTANT INFORMATION

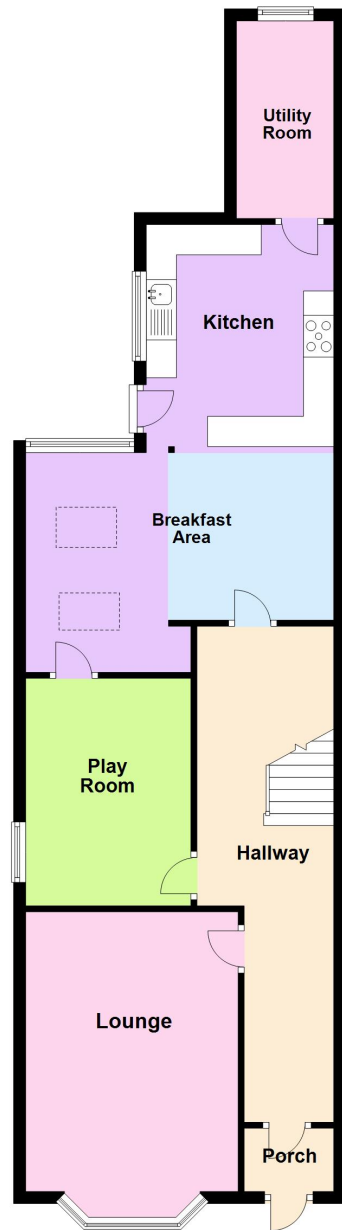
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



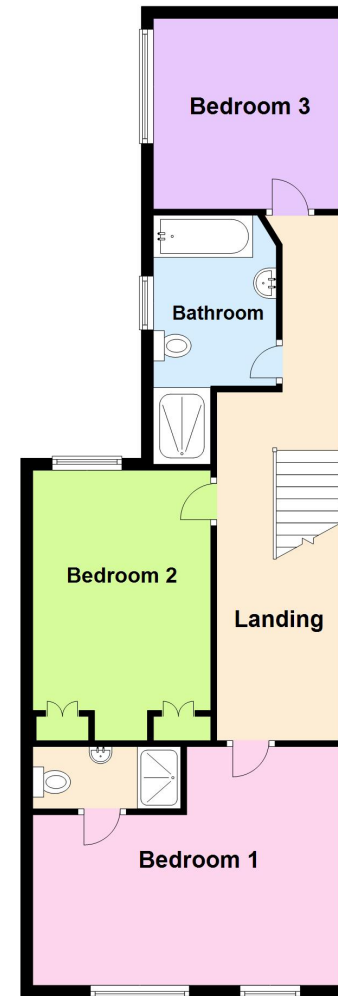




Ground Floor



First Floor



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 guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

