



40 Colby Drive, Thurmaston, Leicester LE48LA

MOORE
& YORK



Property at a glance:

- Extended Semi Detached Family Home
- Lounge/Dining Area, Sitting Room & Kitchen
- Four Bedrooms & Two Shower Rooms
- Gas Central Heating & D\G
- Ample Block Paved Parking
- Easily Maintainable Garden with Workshop
- Ideal Family Home
- Popular and Sought After Location
- Viewing Essential

Asking Price £352,800 Freehold



Nicely presented extended four bedroom semi detached family home situated in this popular location offering easy access to local facilities including the popular Thurmaston Retail Park and within a short drive of the Syston Town Centre and the Western Bypass offering excellent transport links. The property has been extended with great care and attention to provide centrally heated and double glazed accommodation briefly comprises to the the ground floor entrance porch, entrance hall, spacious lounge/dining room, well fitted kitchen with integrated appliances, sitting room, double bedroom and shower room and to the first floor three further bedrooms and shower room. The property stands with blocked paved parking to front for numerous cars and easily maintainable garden to rear incorporating a detached secure storage room. This lovely home would ideally suit the growing family and an internal viewing is essential.

DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to;

ENTRANCE PORCH

Hardwood and glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation..

LOUNGE/DINING ROOM

25' 0" max x 14' 0" max(7.62m x 4.27m) Radiator, TV point, under stairs cupboard, double radiator, sealed double glazed sliding patio door to:



SITTING ROOM

9' 8" x 8' 2" (2.95m x 2.49m) TV point, UPVC sealed double glazed window and French doors to rear garden.

KITCHEN

18' 5" x 9' 6" (5.61m x 2.90m) Fitted in an extensive range of soft close units comprising siink unit with cupboards under, matching range of base units with Granite work surfaces over with matching upturn, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven/grill and five piece gas burner with Angled extractor fan over, integrated dishwasher, concealed Worcester boiler, designer Vertical radiator.





BEDROOM 4

10' 0" x 9' 0" (3.05m x 2.74m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

Three piece suite comprising natural rainwater tiled corner shower cubicle, vanity sink unit and low level WC, tiled throughout.

FIRST FLOOR LANDING

Access to loft space, airing cupboard.

BEDROOM 1

12' 0" x 10' 0" (3.66m x 3.05m) Radiator, UPVC sealed double glazed window.

BEDROOM 2

9' 2" x 8' 5" (2.79m x 2.57m) Radiator, UPVC sealed double glazed window.

BEDROOM 3

9' 2" x 6' 0" (2.79m x 1.83m) Radiator, UPVC sealed double glazed window.

SHOWER ROOM

6' 8" x 5' 8" (2.03m x 1.73m) Three piece suite comprising walk in tiled natural rainwater shower, vanity sink unit and low level WC, heated towel rail, UPVC sealed double glazed window, tiled throughout.

OUTSIDE

Block paved parking to front for numerous cars. easily maintainable garden to rear comprising decked seating area leading to block paved garden area with detached storage room (14'1" x 8'5") ,with power, lighting and heating. and greenhouse.

SERVICES

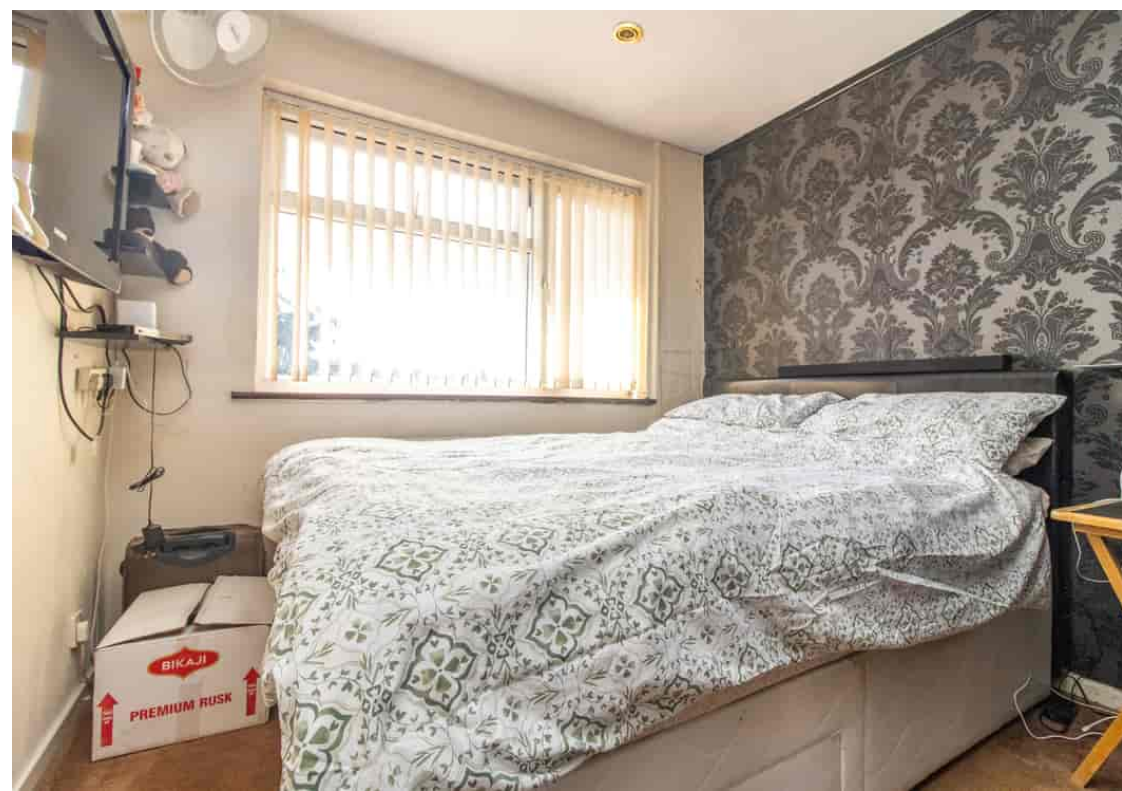
All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.

VIEWING

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









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, 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.

MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

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.

TENURE

Freehold

EPC RATING

TBC

COUNCIL TAX BAND

Charnwood C

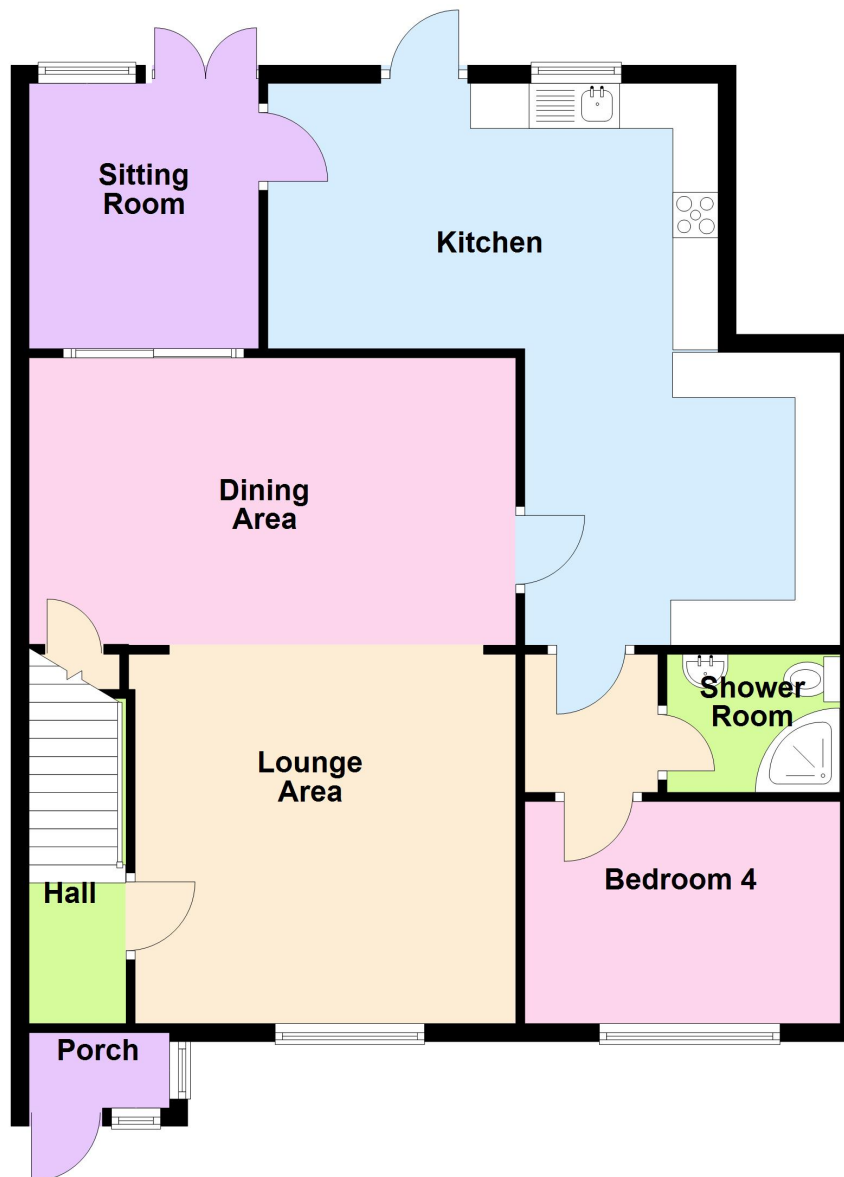
IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

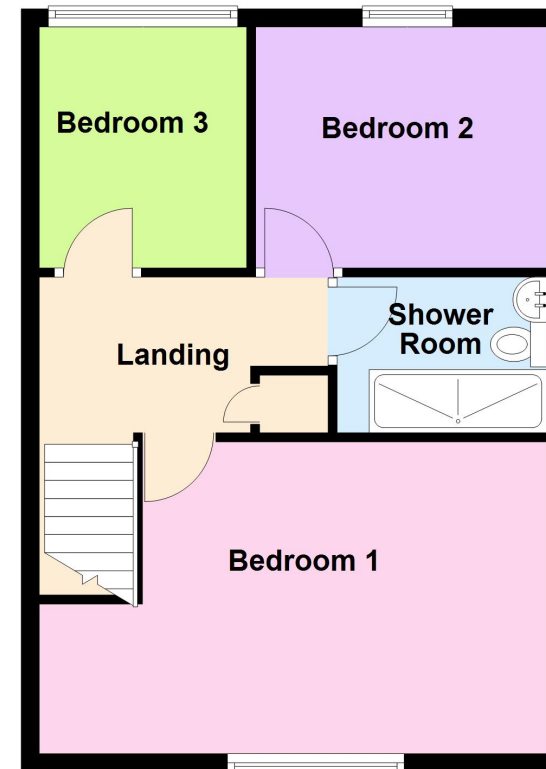
PROPERTY INFORMATION QUESTIONNAIRE

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 if you would like to view a copy.

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

