



2 Maple Way, Desford, Leicester LE99GQ

MOORE
& YORK



Property at a glance:

- Spacious Detached Bungalow
- Three Double Bedrooms
- Lounge/Dining Room, Kitchen/Breakfast Room & Conservatory
- Gas Heating & Double Glazed
- Popular Village Location
- Parking & Double Garage
- No Onward Chain

ASKING PRICE £300,000



Welcome to this spacious detached bungalow located in the heart of the popular village of Desford. This property offers a perfect blend of comfortable living and convenient village lifestyle, making it an ideal home for families, retirees, or anyone seeking a peaceful yet accessible location. With no onward chain, this bungalow is ready for you to move in and make it your own without delay. The bungalow boasts three generous double bedrooms, providing ample space for family members, a welcoming lounge/dining room, an inviting space perfect for relaxing, adjacent to this is the kitchen/breakfast room and adding to the appeal is a conservatory, ideal for enjoying the garden views year-round. Heating is managed with gas central heating, complemented by double-glazed windows throughout. Outside, you will find ample parking space alongside a double garage, providing secure storage for vehicles, bikes, tools, and other equipment. The detached nature of the property means you can enjoy privacy and peace in your own generous garden space. This spacious detached bungalow represents a wonderful opportunity to secure a comfortable and versatile home in a sought-after location. To avoid disappointment, arrange a viewing today and experience firsthand the potential and charm this home offers.

DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to

ENTRANCE PORCH

Hardwood and glazed door leading to

ENTRANCE HALL

Radiator, access to loft space, built in cupboard

LOUNGE/DINING ROOM

26' 4" x 13' 5" (8.03m x 4.09m) Dual aspect UPVC sealed double glazed windows, radiators, display fire and surround, UPVC sealed double glazed door to



CONSERVATORY

21' 11" x 6' 7" (6.68m x 2.01m) UPVC sealed double glazed windows overlooking gardens with matching French doors

KITCHEN/BREAKFAST ROOM

13' 5" x 12' 6" (4.09m x 3.81m) Comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, UPVC sealed double glazed window, radiator

OUTER LOBBY

UPVC sealed double glazed French doors to garden, private door to garage





CLOAKROOM/WC

Low level WC and wash hand basin

UTILITY ROOM

6' 7" x 6' 7" (2.01m x 2.01m) Sink unit with cupboards under, eye level cupboard, plumbing for automatic washing machine

STORAGE ROOM

10' 0" x 6' 7" (3.05m x 2.01m) Door to side aspect

BEDROOM 1

13' 5" x 13' 2" (4.09m x 4.01m) Duel aspect UPVC sealed double glazed windows, radiator, built in wardrobe

BEDROOM 2

13' 5" x 12' 8" (4.09m x 3.86m) UPVC sealed double glazed window, radiator, built in wardrobe

BEDROOM 3

11' 3" x 9' 9" (3.43m x 2.97m) UPVC sealed double glazed window, radiator, built in wardrobe

SHOWER ROOM

8' 0" x 5' 8" (2.44m x 1.73m) Three piece suite comprising newly fitted walk in easy wipe shower cubicle, pedestal wash basin and low level WC, radiator, UPVC sealed double glazed window

OUTSIDE

Gravelled and evergreen garden to front aspect with driveway providing parking leading to double garage with up and over door, further slabbed and gravel garden to rear aspect with side pathway leading to front entrance to home. The property benefits from new guttering throughout in 2024.

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.. New RCD consumer unit 2023

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

ANTI - 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.

COUNCIL TAX BAND

Hinckley & Bosworth D

EPC RATING

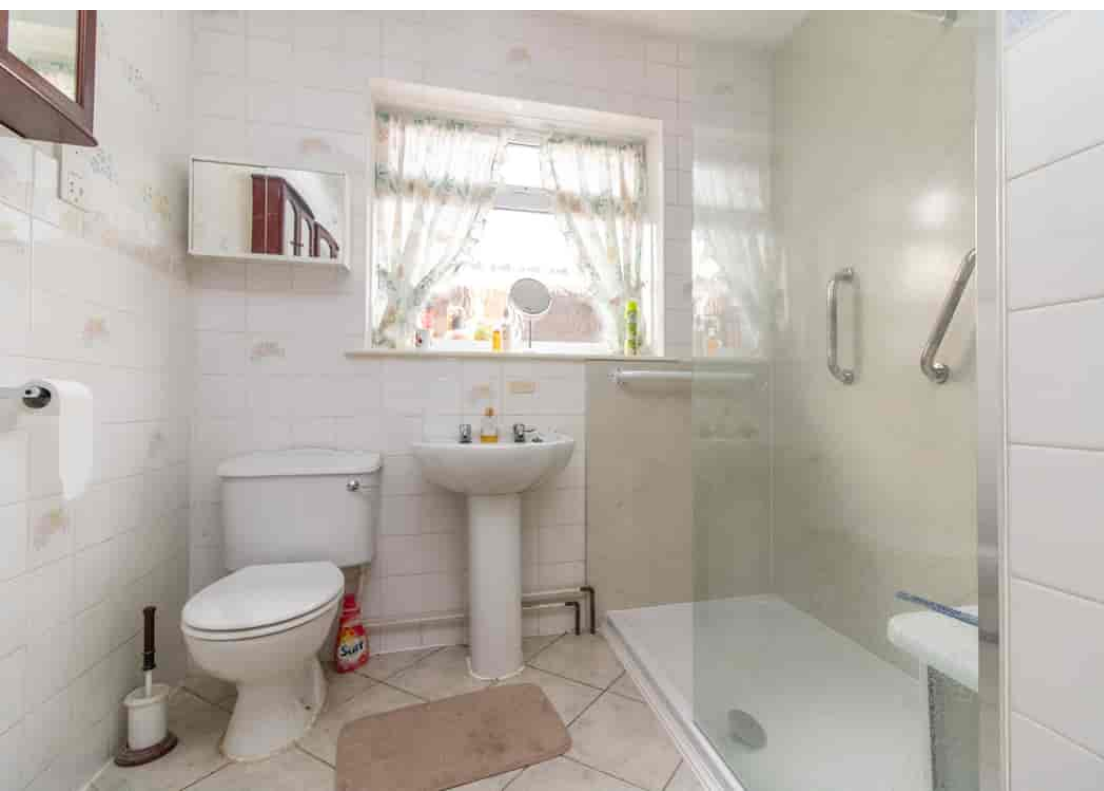
TBC

TENURE

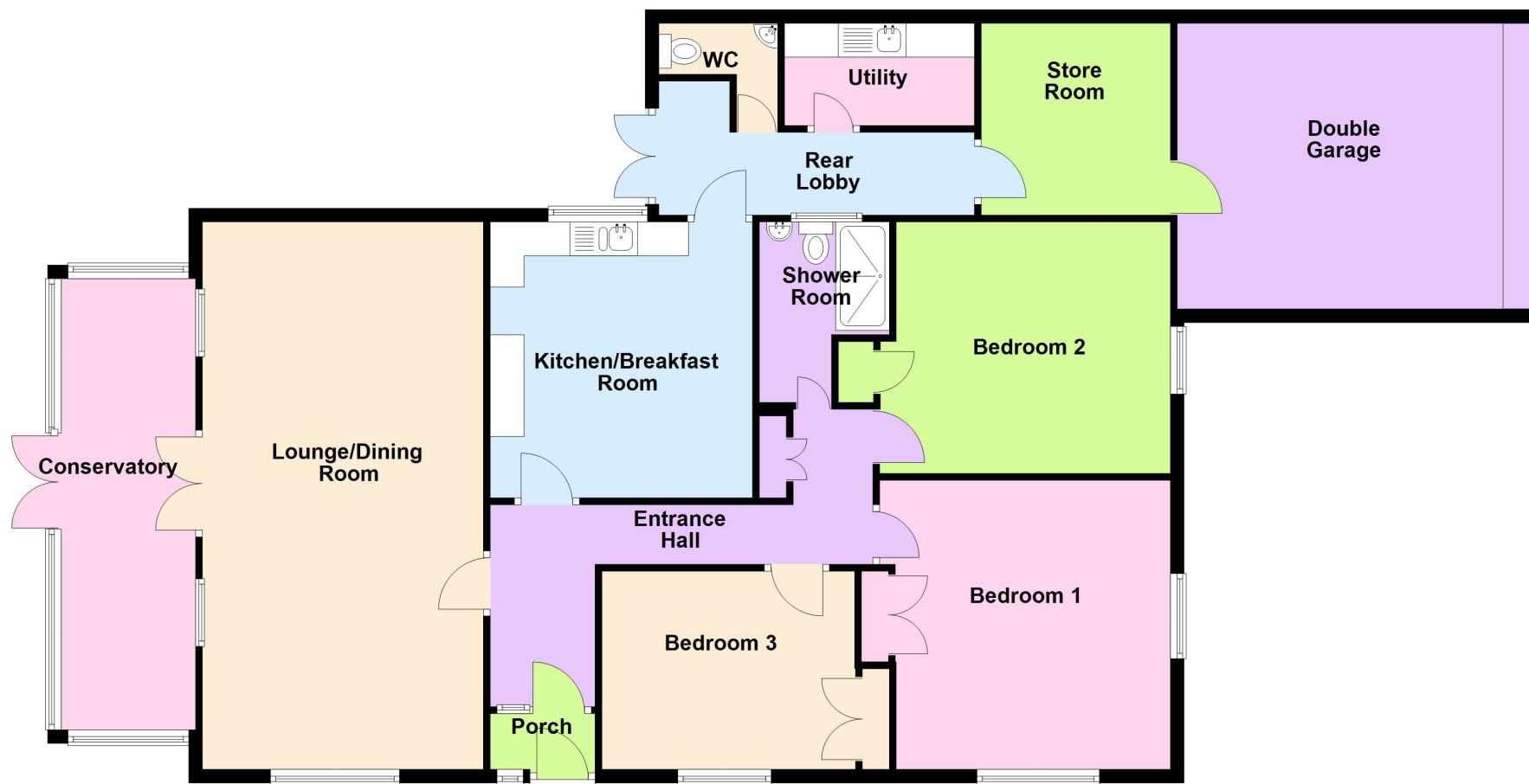
Freehold

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.



Ground 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

