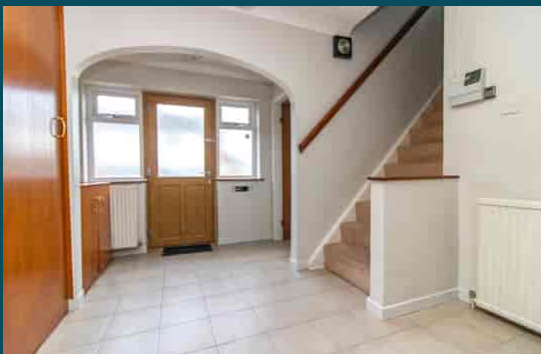




21 Barnstaple Road, Leicester LE56XD

MOORE  
& YORK





### Property at a glance:

- Extended Semi Detached Family Home
- Highly Sought After Location
- Walking Distance Well Renowned Schools
- Three Double Bedrooms & Four Piece Shower Room
- No Onward Chain
- Lounge, Dining Area & Sitting Room
- Car Port & Garage

Asking Price £365,000 Freehold



Welcome to this spacious three-bedroom double bedroom semi-detached house, perfectly positioned in a peaceful and sought-after neighbourhood offering easy access to well renowned schools, shopping and leisure facilities, and places of worship. This delightful extended property is an ideal home for families, professionals, or anyone looking to settle in a friendly community with excellent amenities close by. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge, dining area, extended sitting area and kitchen with integrated appliances and upstairs you'll find three well-proportioned bedrooms and a four piece family shower room. Outside, the property boasts a private easily maintainable garden that provides an excellent outdoor retreat with ornamental gated access to front leading to side car port and detached garage with side thoroughfare providing access to rear garden. Don't miss the opportunity to make this lovely house your new home. Combining space, comfort, and convenience, it presents an excellent chance to own a property in a well-established and desirable area. Arrange a viewing today and discover all that this wonderful home has to offer.

### DETAILED ACCOMMODATION

UPVC sealed double glazed door with UPVC sealed double glazed side panels leading to;

#### RECEPTION HALL

10' 6" x 8' 10" (3.20m x 2.69m) Stairs leading to first floor accommodation, fitted cloaks cupboard, tiled flooring.

#### CLOAKROOM/WC

Low level WC and pedestal wash hand basin, radiator, tiled flooring, UPVC sealed double glazed window.



### LOUNGE

19' 5" x 10' 6" (5.92m x 3.20m) Coal effect gas fire set in feature display surround, radiator, TV point, UPVC sealed double glazed window, seled double glazed sliding patio door to sitting room, archway leading to;

### DINING AREA

8' 7" x 7' 1" (2.62m x 2.16m) Radiator, UPVC sealed double glazed window, glazed serving hatch.









### **SITTING ROOM**

17' 6" x 9' 0" (5.33m x 2.74m) Sealed double glazed Velux windows, tiled flooring, UPVC sealed double glazed sliding patio doors leading to rear garden.

### **KITCHEN**

17' 4" x 7' 3" (5.28m x 2.21m) Comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and five piece gas burner with extractor fan over set in stainless steel hood, plumbing for washing machine, fridge/freezer space, tiled flooring, UPVC sealed double glazed door and window to side aspect.

### **FIRST FLOOR LANDING**

UPVC sealed double glazed window.

### **BEDROOM 1**

14' 8" x 9' 6" (4.47m x 2.90m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

### **BEDROOM 2**

11' 2" x 9' 5" (3.40m x 2.87m) Radiator, UPVC sealed double glazed window

### **BEDROOM 3**

11' 10" x 8' 1" (3.61m x 2.46m) Radiator, UPVC sealed double glazed window, airing cupboard housing central heating boiler.

### **SHOWER ROOM**

8' 4" x 5' 7" (2.54m x 1.70m) Four piece suite comprising tiled shower cubicle, bidet, low level WC and Vanity sink unit, heated towel rail, UPVC sealed double glazed window, tiled splash backs.

### **OUTSIDE**

Block paved parking to front with tall secure ornamental gated access to side leading to car port and garage with double doors. Side thoroughfare with access to rear garden and private door to garage.

### **VIEWING**

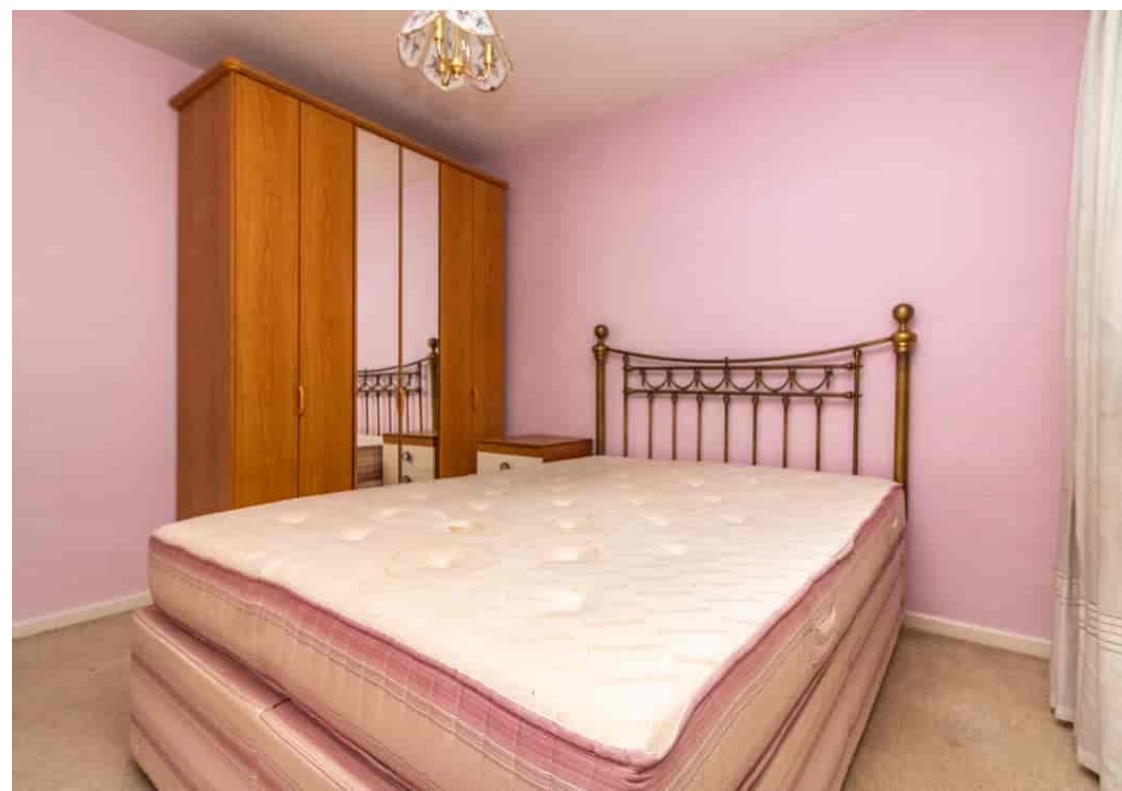
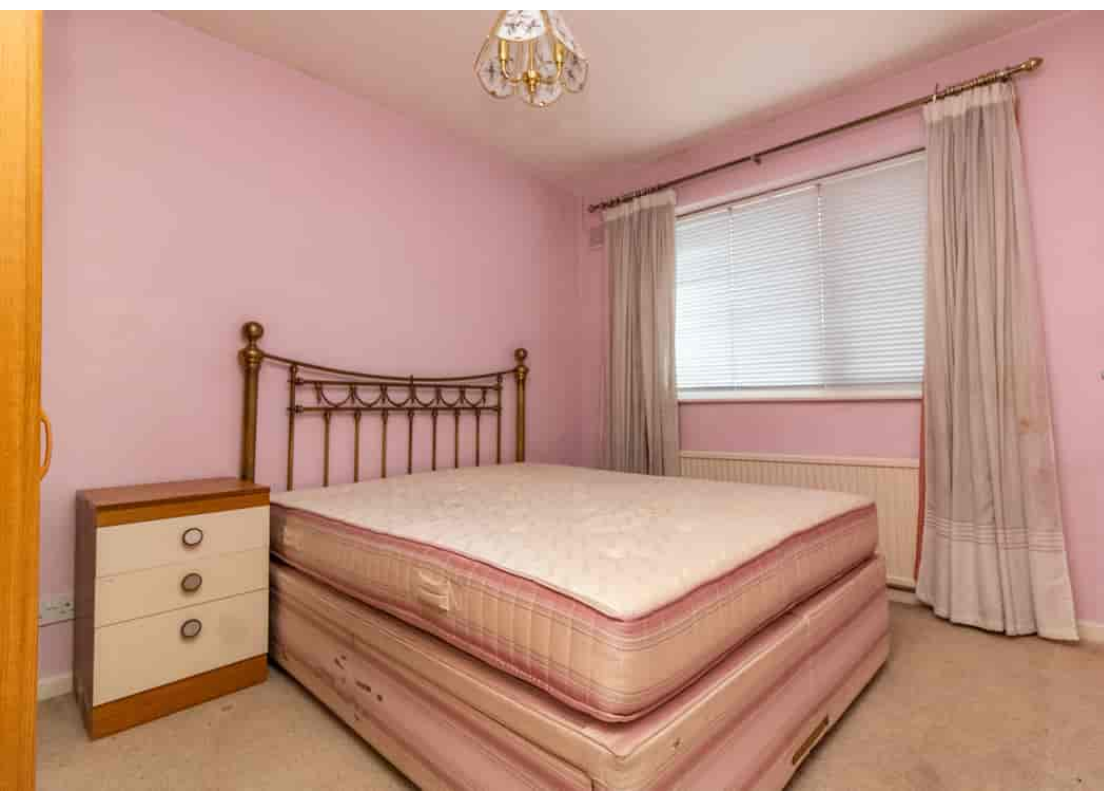
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.















## 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.

## 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.

## TENURE

Freehold



## EPC RATING

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## COUNCIL TAX BAND

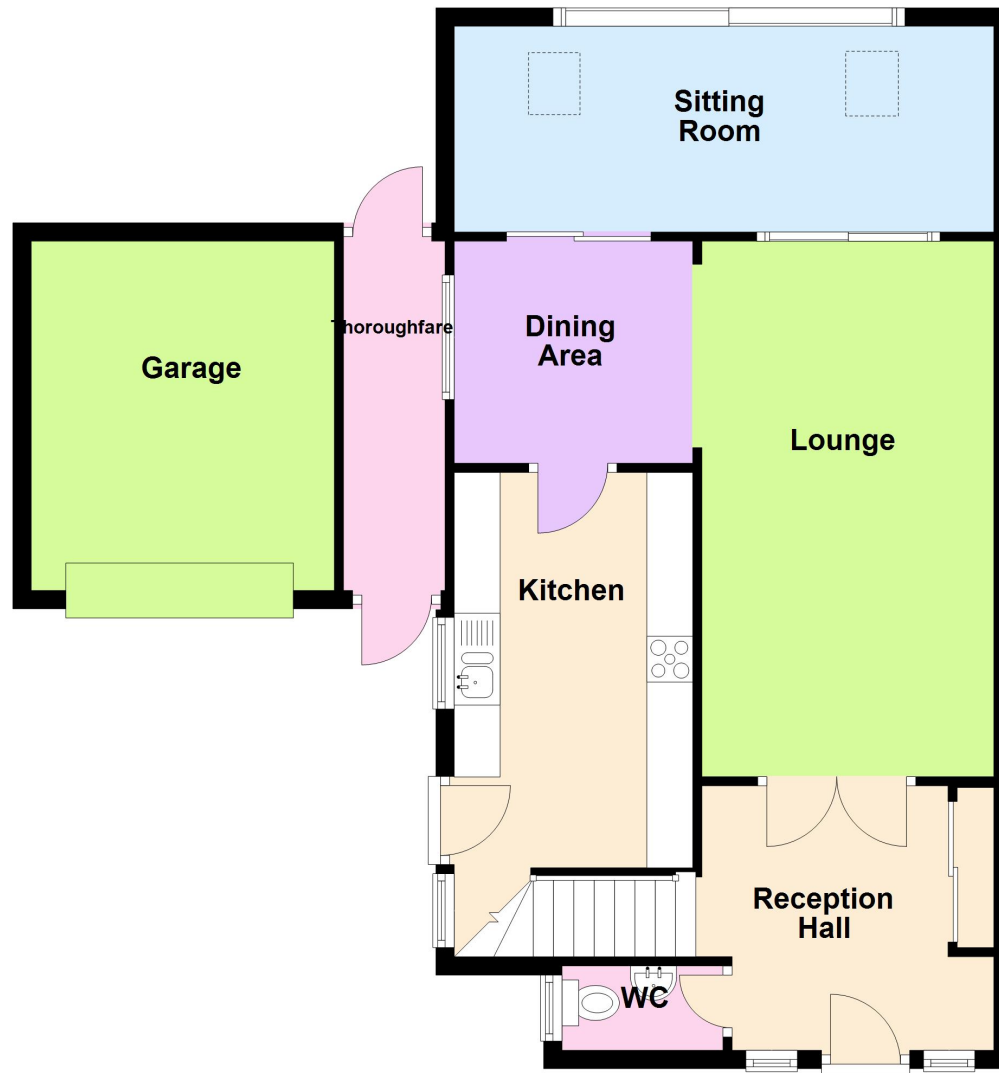
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## IMPORTANT INFORMATION

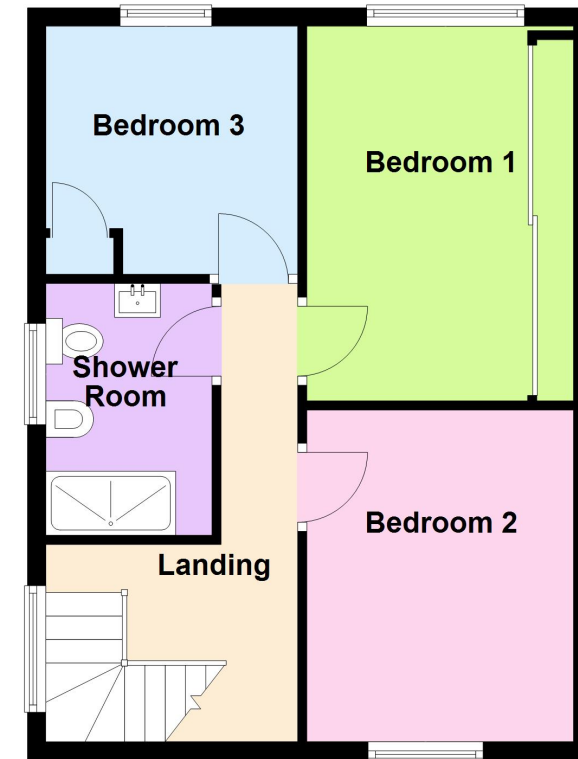
Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or 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



## 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

