



28 Hattersley Way, Leicester  
£269,950

MOORE  
& YORK



## 28 Hattersley Way

Leicester, Leicester

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Contemporary Semi Detached
- Award Winning Development
- Two En-Suites & Downstairs WC
- Gas Heating & Double Glazing
- Two Double Bedrooms
- Parking For Two Cars
- Ideal First Time Buy
- Easy Access LRI, DMU, Train Station & City Centre



### **DETAILED ACCOMODATION**

Sealed double glazed door leading to;

### **ENTRANCE HALL**

Radiator

### **CLOAKROOM/WC**

Two piece suite comprising low level WC and pedestal wash hand basin, radiator, tiled splash backs.

### **LOUNGE**

14' 10" x 10' 7" (4.52m x 3.23m)

Stairs leading to first floor accommodation, double radiator, dual aspect UPVC sealed-double glazed window, TV point, under stairs cupboard.

### **KITCHEN/DINING ROOM**

16' 4" x 9' 5" (4.98m x 2.87m)

Comprising one and a half bowl sink unit with a cupboard under, matching base units, butcher block style work surfaces over with matching upturn, draws and cupboards under and complementary wall mounted eye level cupboards; built-in washing machine, fridge freezer, central heating boiler, oven and four-piece gas hob with stainless steel extractor fan and matching splash back; UPVC sealed double-glazed window, double radiator and UPVC sealed double glazed French doors opening to rear garden.

### **FIRST FLOOR LANDING**

Radiator, access to loft space

### **BEDROOM 1**

14' 11" x 9' 11" (4.55m x 3.02m)

Radiator, UPVC sealed double-glazed window, diamond shape window

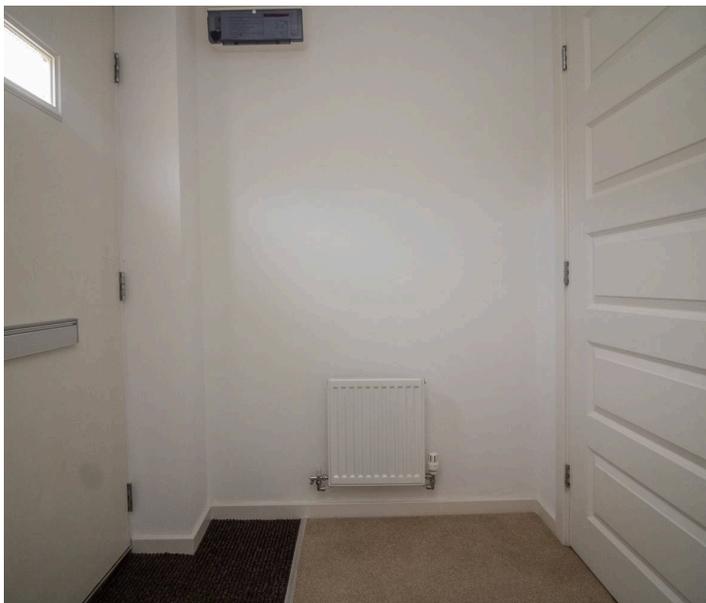
### **EN-SUITE BATHROOM**

6' 8" x 5' 7" (2.03m x 1.70m)

Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled splash backs, radiator.

### **BEDROOM 2**

13' 0" x 9' 5" (3.96m x 2.87m)





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#### **REAR GARDEN**

Enclosed garden to rear comprising patio area and lawn with further side patio garden with gated access to front aspect.

#### **FRONT GARDEN**

Evergreen bed garden to front

#### **ALLOCATED PARKING**

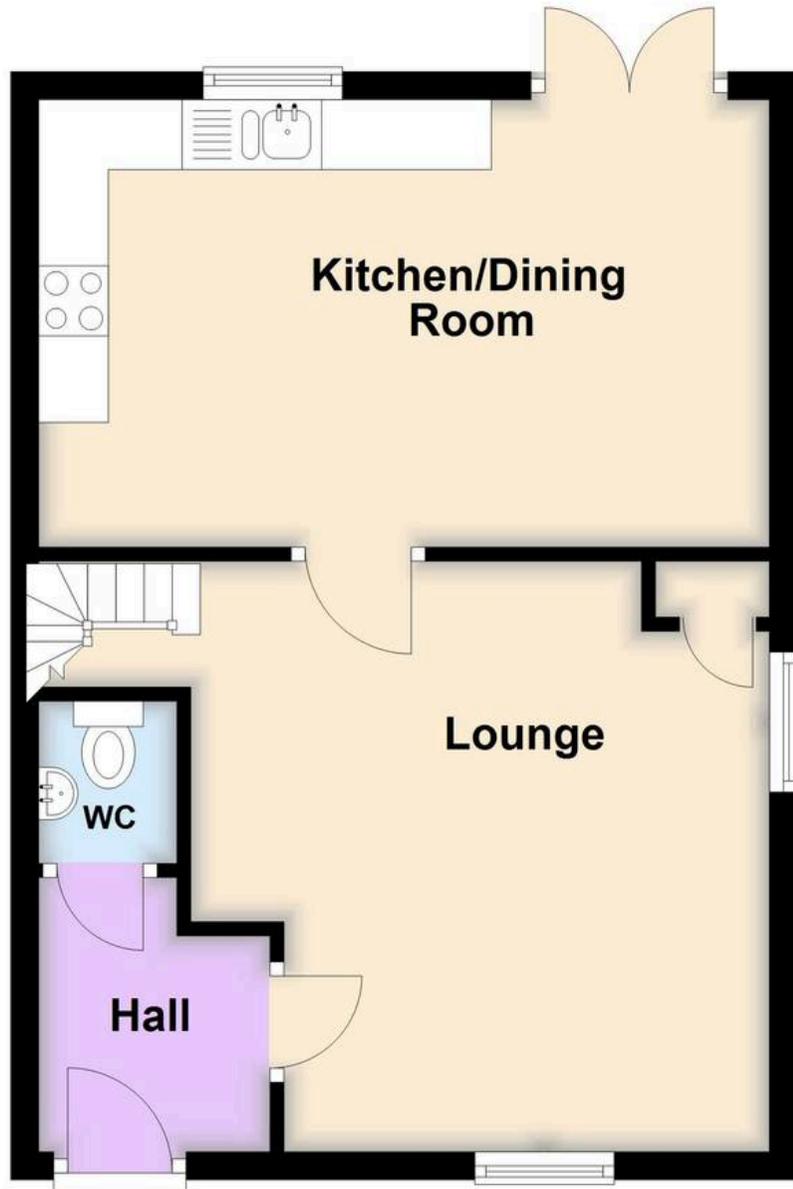
2 Parking Spaces

Allocated parking for two cars



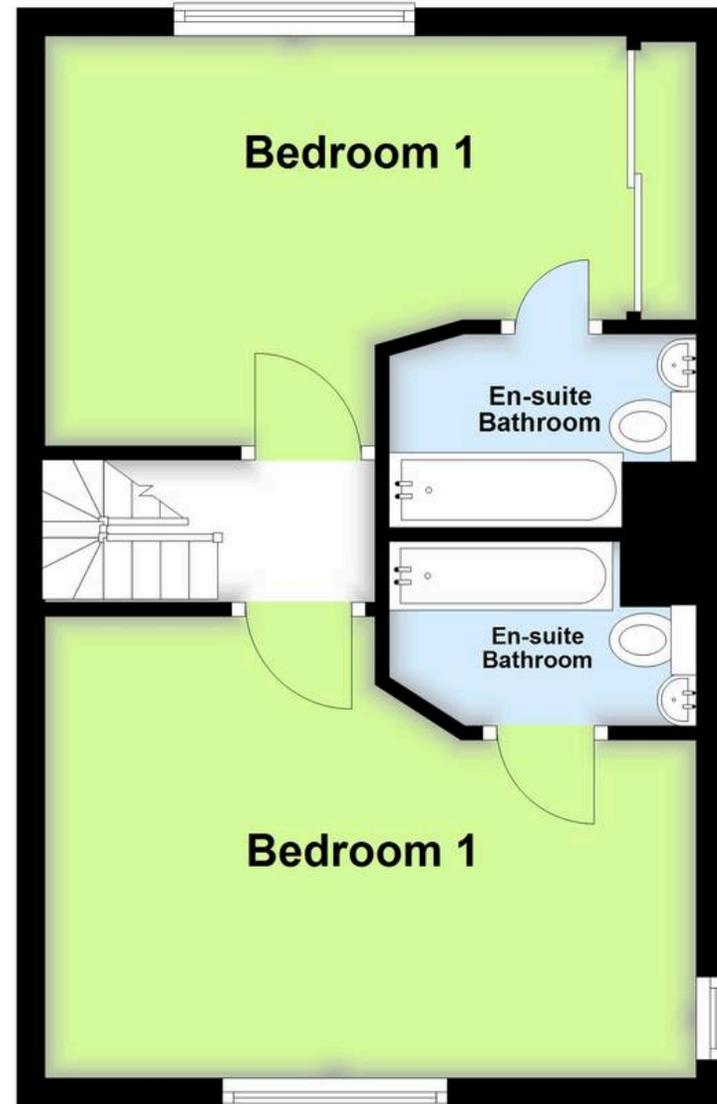
## Ground Floor

Approx. 39.4 sq. metres (424.3 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 74.2 sq. metres (799.1 sq. feet)



## Moore & York

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