



22 Hendon Grange, 420 London Road
£115,000

MOORE
& YORK



22 Hendon Grange

Leicester

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well Presented Retirement Bungalow
- Over 55's Retirement Development
- Double Bedroom
- Lounge & Fitted Kitchen
- Newly Fitted Electric Heaters
- Beautiful Communal Gardens





Detailed Accomodation

UPVC sealed double glazed door with canopy porch over and storage shed to side leading to;

Lounge / Dining Room

16' 2" x 13' 2" (4.93m x 4.01m)

UPVC sealed double glazed square bayed window to front aspect, telephone point, TV point, Electric heater, display fire surround.

Kitchen

9' 7" x 5' 8" (2.92m x 1.73m)

Newly fitted in a range of soft close units comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, tiled splash backs, plumbing for automatic washing machine, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, UPVC sealed double glazed window

Inner Hallway

Built in cupboards, airing cupboard.

Bedroom

13' 0" x 9' 8" (3.96m x 2.95m)

UPVC sealed double glazed window, electric heater, built in wardrobes, telephone point, UPVC sealed double glazed French door to sitting patio area.

Shower Room

8' 5" x 5' 7" (2.56m x 1.70m)

Three piece suite comprising walk in tiled seated shower cubicle, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, electric heater.

Services

All mains services, with the exception of gas, are understood to be available. Hot water for domestic purposes is provided by an electric immersion heater and central heating is provided by a system of electric night storage heaters. Ample electric power points are fitted throughout the property which is double glazed with UPVC sealed units and benefits from an intercom alarm system.

Viewing





Detailed Accomodation

UPVC sealed double glazed door with canopy porch over and storage shed to side leading to;

Lounge / Dining Room

16' 2" x 13' 2" (4.93m x 4.01m)

UPVC sealed double glazed square bayed window to front aspect, telephone point, TV point, Electric heater, display fire surround.

Kitchen

9' 7" x 5' 8" (2.92m x 1.73m)

Newly fitted in a range of soft close units comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, tiled splash backs, plumbing for automatic washing machine, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, UPVC sealed double glazed window

Inner Hallway

Built in cupboards, airing cupboard.

Bedroom

13' 0" x 9' 8" (3.96m x 2.95m)

UPVC sealed double glazed window, electric heater, built in wardrobes, telephone point, UPVC sealed double glazed French door to sitting patio area.

Shower Room

8' 5" x 5' 7" (2.56m x 1.70m)

Three piece suite comprising walk in tiled seated shower cubicle, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, electric heater.

Services

All mains services, with the exception of gas, are understood to be available. Hot water for domestic purposes is provided by an electric immersion heater and central heating is provided by a system of electric night storage heaters. Ample electric power points are fitted throughout the property which is double glazed with UPVC sealed units and benefits from an intercom alarm system.

Viewing





Detailed Accomodation

UPVC sealed double glazed door with canopy porch over and storage shed to side leading to;

Lounge / Dining Room

16' 2" x 13' 2" (4.93m x 4.01m)

UPVC sealed double glazed square bayed window to front aspect, telephone point, TV point, Electric heater, display fire surround.

Kitchen

9' 7" x 5' 8" (2.92m x 1.73m)

Newly fitted in a range of soft close units comprising sink unit with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, tiled splash backs, plumbing for automatic washing machine, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood, UPVC sealed double glazed window

Inner Hallway

Built in cupboards, airing cupboard.

Bedroom

13' 0" x 9' 8" (3.96m x 2.95m)

UPVC sealed double glazed window, electric heater, built in wardrobes, telephone point, UPVC sealed double glazed French door to sitting patio area.

Shower Room

8' 5" x 5' 7" (2.56m x 1.70m)

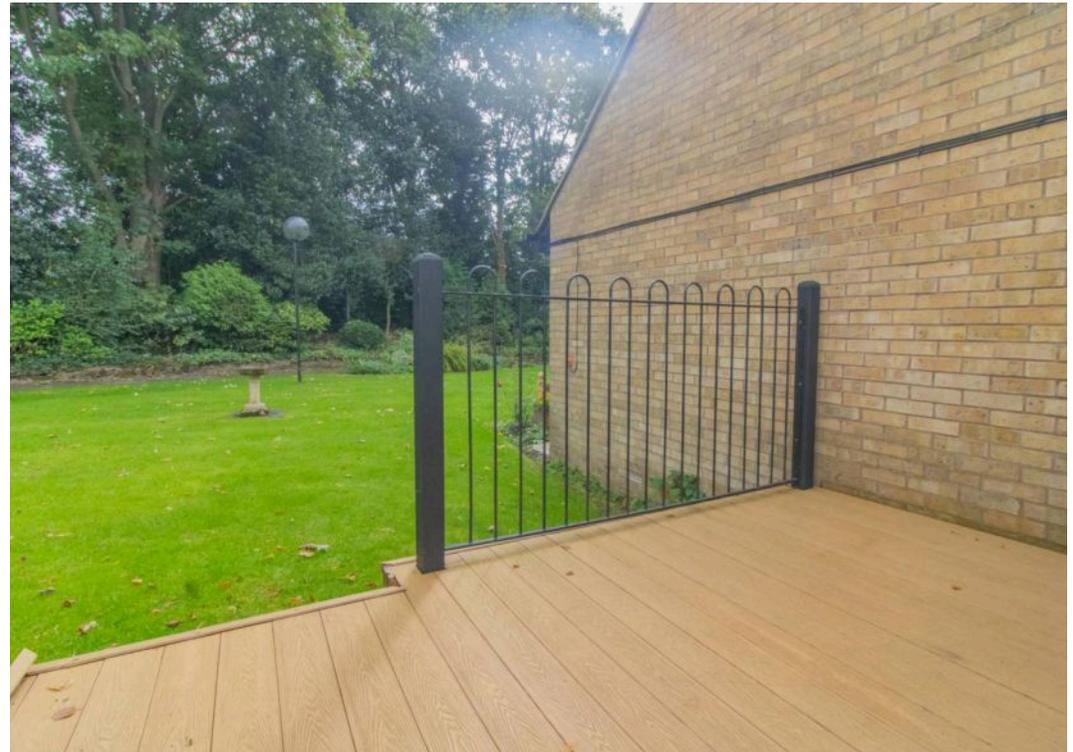
Three piece suite comprising walk in tiled seated shower cubicle, pedestal wash hand basin and low level WC, UPVC sealed double glazed window, electric heater.

Services

All mains services, with the exception of gas, are understood to be available. Hot water for domestic purposes is provided by an electric immersion heater and central heating is provided by a system of electric night storage heaters. Ample electric power points are fitted throughout the property which is double glazed with UPVC sealed units and benefits from an intercom alarm system.

Viewing







GARDEN

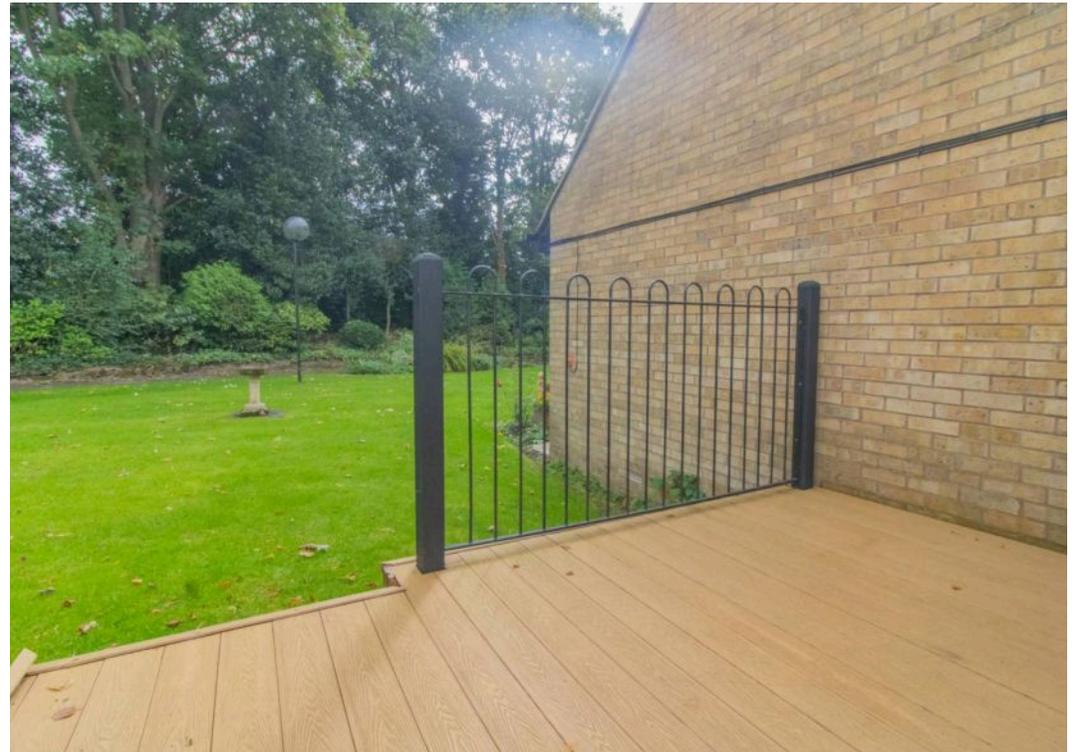
The property benefits from a recently fitted plastic composite wood decking seating area overlooking the beautifully presented gardens with feature sitting areas.

OFF STREET

1 Parking Space

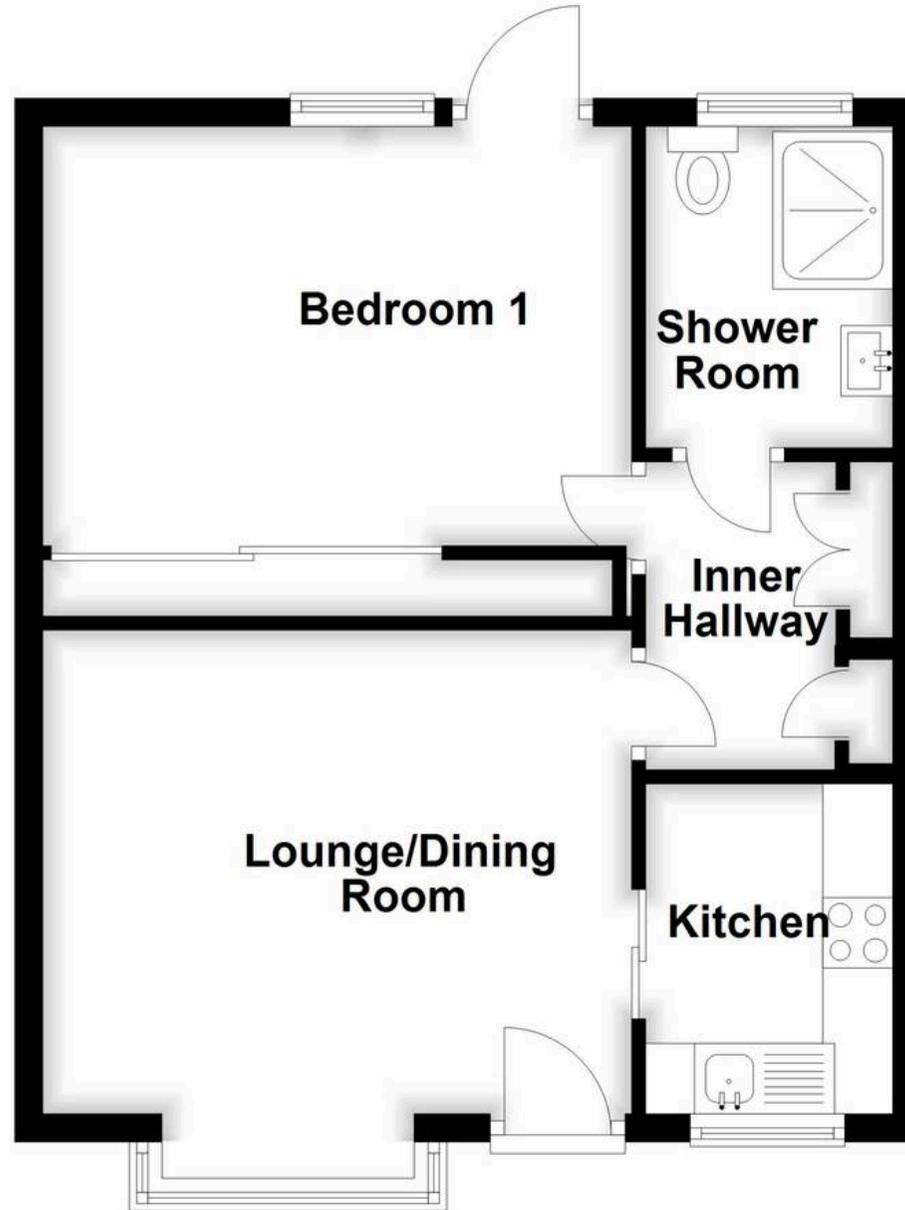
Tree lined driveway leading to visitor and resident parking.





Ground Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



Total area: approx. 43.0 sq. metres (462.6 sq. feet)



Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

www.mooreandyork.co.uk

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.