



2 Maple Way, Desford

In Excess of £310,000

MOORE
& YORK



2 Maple Way

Desford, Leicester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SPACIOUS DETACHED BUNGALOW
- THREE DOUBLE BEDROOMS
- NO ONWARD CHAIN
- LOUNGE/DINING ROOM
- KITCHEN/DINING ROOM
- PARKING & GARAGE
- POPULAR VILLAGE LOCATION



DETAILED ACCOMODATION

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/DINING ROOM

13' 5" x 12' 0" (4.09m x 3.66m)

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

STORE ROOM

10' 0" x 6' 7" (3.05m x 2.01m)

Door to side aspect

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





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STORE ROOM

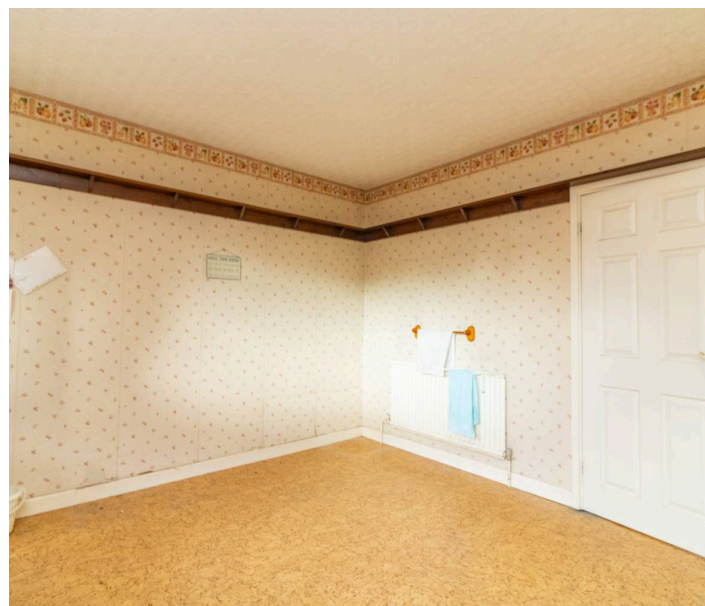
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GARDEN

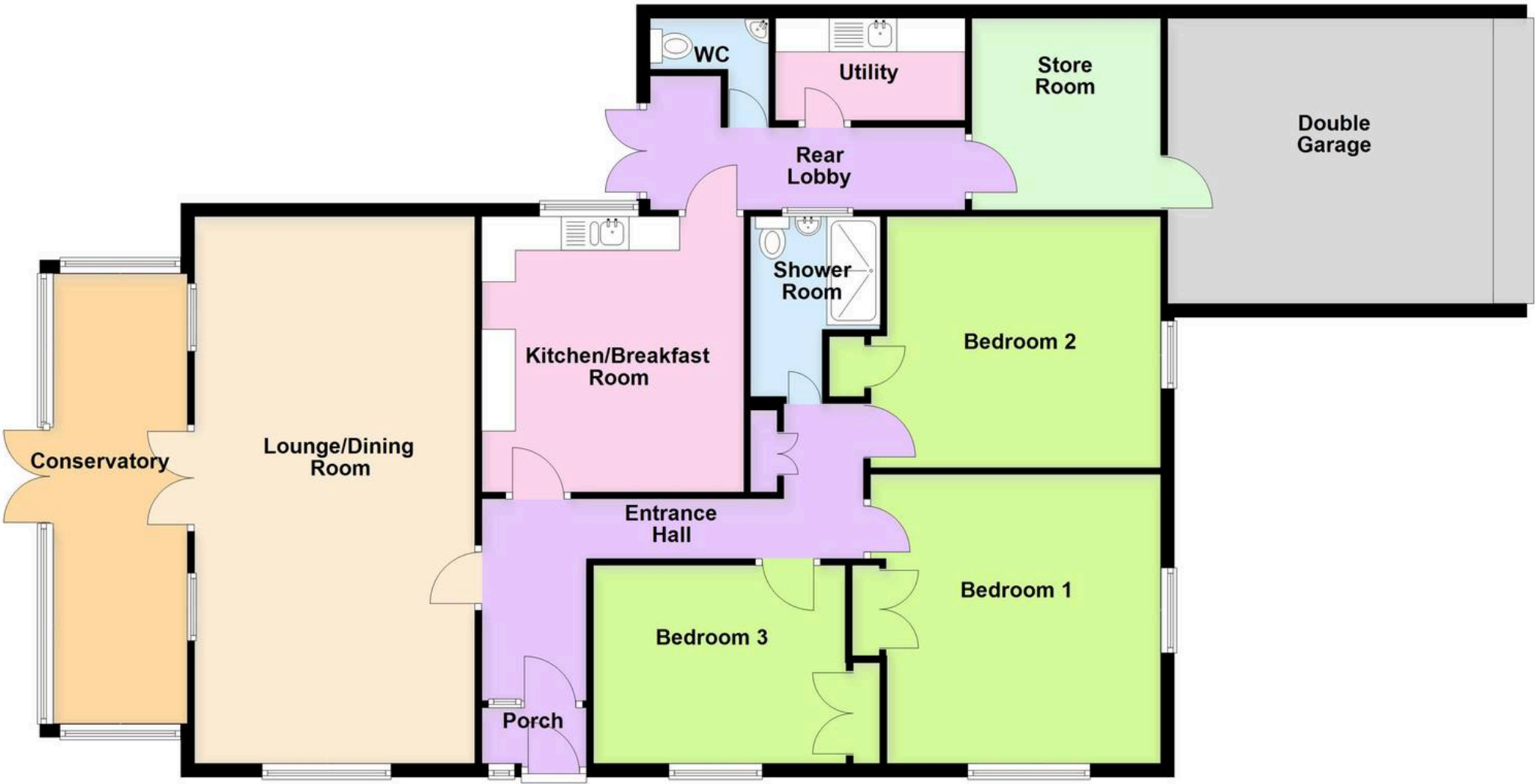
Gravelled and evergreen garden to front aspect with driveway providing parking leading to double garage with up and over door, further slabbed and gravel garden to rear aspect with side pathway leading to front entrance to home. The property benefits from new guttering throughout in 2024.

GARAGE

Double Garage



Ground Floor





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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.