



12 Butcombe Road, Leicester
£275,000

MOORE
& YORK



12 Butcombe Road

Leicester, Leicester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- RECENTLY REFURBISHED ESTABLISHED DETACHED BUNGALOW
- NEWLY FITTED KITCHEN & BATHROOM
- NEWLY DECORATED & FLOORING THROUGHOUT
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING & NEWLY FITTED CENTRAL HEATING
- PARKING FOR NUMEROUS CARS
- GOOD SIZED REAR GARDEN WITH OPEN VIEWS
- EASY ACCESS LOCAL FACILITIES
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

Leaded light sealed double glazed door leading to;

ENTRANCE HALL

Radiator, UPVC sealed double glazed window, built in cupboard.

LOUNGE

14' 8" x 11' 0" (4.47m x 3.35m)

Radiator, sealed double glazed sliding patio doors to rear garden, display fire and surround.

KITCHEN/ BREAKFAST ROOM

39' 4" x 11' 0" (12.00m x 3.35m)

Recently re-fitted in soft close units comprising sink unit with cupboards under, matching base unit with work surface over, drawers and cupboards under, dual aspect UPVC sealed double glazed windows, walk in shelved pantry with UPVC sealed double glazed window, radiator, plumbing for washing machine, tiled splash backs, UPVC sealed double glazed window to rear garden.

BEDROOM 1

11' 8" x 11' 6" (3.56m x 3.50m)

Radiator, UPVC is sealed double glazed window.

BEDROOM 2

11' 6" x 10' 4" (3.50m x 3.15m)

Radiator, UPVC sealed double glazed window.

SHOWER ROOM

7' 4" x 6' 6" (2.23m x 1.98m)

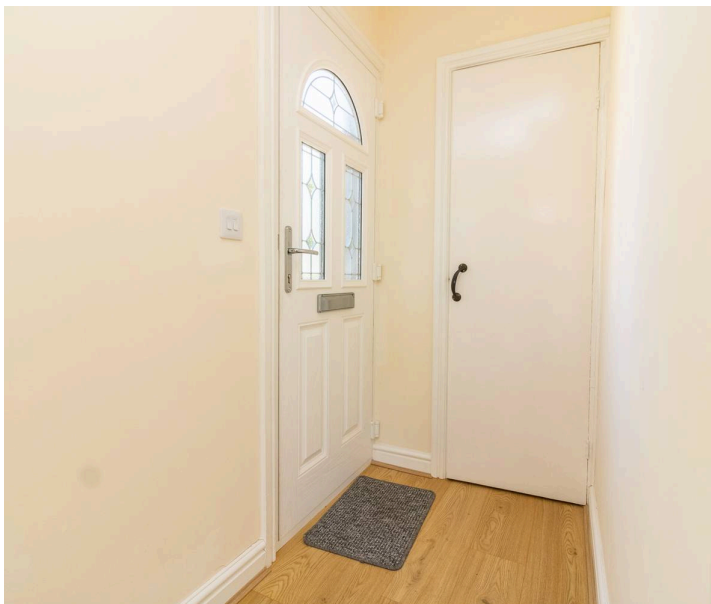
Recently re-fitted three piece suite comprising walk in large tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window, large tiled splash backs.

OUTSIDE

Evergreen garden to front with parking to side with ornamental gated access to further parking to side and rear, rear lawns with open aspect views.

SERVICES

All main services are understood to be available.





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GARDEN

Rear and front garden

OFF STREET

1 Parking Space

Parking for numerous cars



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.