9 Ingarsby Close, Houghton-On-The-Hill

Leicester

£345,000

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Houghton-On-The-Hill, Leicester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- EXTENDED ESTABLISHED DETACHED BUNGALOW
- STUNNING GARDENS WITH OPEN VIEWS
- ENTRANCE PORCH & ENTRANCE HALL
- FLEXIBLE ACCOMMODATION
- LOUNGE, SITTING ROOM & KITCHEN
- CONSERVATORY OVERLOOKING REAR GARDEN
- TWO BEDROOMS & BATHROOM
- SOUGHT AFTER VILLAGE LOCATION
- GAS HEATING AND DOUBLE GLAZING
- NO ONWARD CHAIN
- AMPLE PARKING & GARAGE

DETAILED ACCOMODATION
UPVC sealed double glazed door leading to;

ENTRANCE PORCH
Hardwood and glazed door leading to;

ENTRANCE HALL
Covered radiator, built in cupboard, access to loft space.

LOUNGE
14' 5" x 13' 1" (4.39m x 3.99m)
Radiator, display fire and surround, UPVC sealed double glazed bow window to front aspect, UPVC sealed double glazed window to side aspect.

KITCHEN
14' 3" x 9' 11" (4.34m x 3.02m)
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 four piece gas hob, wall mounted Worcester central heating boiler, tiled splash backs, UPVC sealed double glazed window overlooking rear garden, radiator.

INNER THOROUGHFARE
Providing ample storage space and private door to garage.

SITTING ROOM
12' 5" x 8' 10" (3.79m x 2.69m)
Radiator, tiled flooring, UPVC sealed double glazed sliding patio doors to rear garden, UPVC sealed double glazed window to side aspect.

CONSERVATORY
18' 9" x 7' 2" (5.71m x 2.18m)
Tiled flooring, UPVC sealed double glazed picture windows overlooking rear garden, UPVC French doors and single door.

BEDROOM 1
13' 5" x 11' 11" (4.09m x 3.63m)

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GARDEN

Stunning gardens with open views to rear

GARAGE

Single Garage

Ample parking & Garage

DRIVEWAY

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.