



13 Parkstone Road, Desford

Leicester

£300,000



13 Parkstone Road

Desford, Leicester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME
- LOUNGE, DINING AREA & CONSERVATORY
- WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM & DOWNSTAIRS WC
- GAS HEATING & DOUBLE GLAZING
- NICELY PRESENTED GARDENS
- PARKING & GARAGE
- EASY ACCESS LOCAL FACILITIES



DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, wood effect tiled flooring, glass block display panel.

CLOAKROOM/WC

Pedestal wash hand basin and corner sink unit, radiator, wood effect tiled flooring.

LOUNGE AREA

18' 1" x 15' 2" (5.51m x 4.62m)

UPVC sealed double glazed deep square bayed window to front aspect, coal effect gas fire with carved hardwood display surround, raised large tiled hearth with matching display plinth to side, white wash exposed brickwork, TV point, radiator, walk through to;

DINING AREA

10' 2" x 8' 8" (3.10m x 2.64m)

Radiator, UPVC sealed double glazed sliding patio door to;

CONSERVATORY

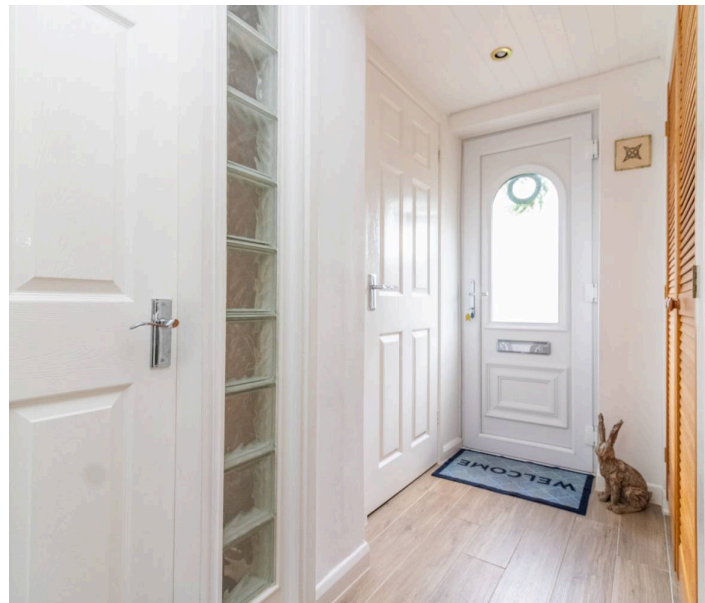
9' 4" x 8' 7" (2.85m x 2.62m)

UPVC sealed double glazed picture windows overlooking garden, UPVC sealed double glazed door, Minton style tiled flooring with thermostatically controlled underfloor heating

KITCHEN

10' 7" x 9' 9" (3.23m x 2.97m)

Nicely fitted in a range of gloss front soft close units comprising one and a half bowl sink unit with mixer tap over and cupboards under, matching range of base units with white Granite style work surfaces over incorporating drainer to sink, drawers and cupboards under, complementary wall mounted eye level cupboards, corner carousel unit, integrated tall fridge, washing machine and dishwasher, built in oven/grill and four piece gas hob with extractor fan over set in stainless steel hood, rectangle tiled splash backs, concealed central heating boiler, shelved understairs





DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, wood effect tiled flooring, glass block display panel.

CLOAKROOM/WC

Pedestal wash hand basin and corner sink unit, radiator, wood effect tiled flooring.

LOUNGE AREA

18' 1" x 15' 2" (5.51m x 4.62m)

UPVC sealed double glazed deep square bayed window to front aspect, coal effect gas fire with carved hardwood display surround, raised large tiled hearth with matching display plinth to side, white wash exposed brickwork, TV point, radiator, walk through to;

DINING AREA

10' 2" x 8' 8" (3.10m x 2.64m)

Radiator, UPVC sealed double glazed sliding patio door to;

CONSERVATORY

9' 4" x 8' 7" (2.85m x 2.62m)

UPVC sealed double glazed picture windows overlooking garden, UPVC sealed double glazed door, Minton style tiled flooring with thermostatically controlled underfloor heating

KITCHEN

10' 7" x 9' 9" (3.23m x 2.97m)

Nicely fitted in a range of gloss front soft close units comprising one and a half bowl sink unit with mixer tap over and cupboards under, matching range of base units with white Granite style work surfaces over incorporating drainer to sink, drawers and cupboards under, complementary wall mounted eye level cupboards, corner carousel unit, integrated tall fridge, washing machine and dishwasher, built in oven/grill and four piece gas hob with extractor fan over set in stainless steel hood, rectangle tiled splash backs, concealed central heating boiler, shelved understairs





DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, wood effect tiled flooring, glass block display panel.

CLOAKROOM/WC

Pedestal wash hand basin and corner sink unit, radiator, wood effect tiled flooring.

LOUNGE AREA

18' 1" x 15' 2" (5.51m x 4.62m)

UPVC sealed double glazed deep square bayed window to front aspect, coal effect gas fire with carved hardwood display surround, raised large tiled hearth with matching display plinth to side, white wash exposed brickwork, TV point, radiator, walk through to;

DINING AREA

10' 2" x 8' 8" (3.10m x 2.64m)

Radiator, UPVC sealed double glazed sliding patio door to;

CONSERVATORY

9' 4" x 8' 7" (2.85m x 2.62m)

UPVC sealed double glazed picture windows overlooking garden, UPVC sealed double glazed door, Minton style tiled flooring with thermostatically controlled underfloor heating

KITCHEN

10' 7" x 9' 9" (3.23m x 2.97m)

Nicely fitted in a range of gloss front soft close units comprising one and a half bowl sink unit with mixer tap over and cupboards under, matching range of base units with white Granite style work surfaces over incorporating drainer to sink, drawers and cupboards under, complementary wall mounted eye level cupboards, corner carousel unit, integrated tall fridge, washing machine and dishwasher, built in oven/grill and four piece gas hob with extractor fan over set in stainless steel hood, rectangle tiled splash backs, concealed central heating boiler, shelved understairs





GARDEN

GARAGE

Single Garage

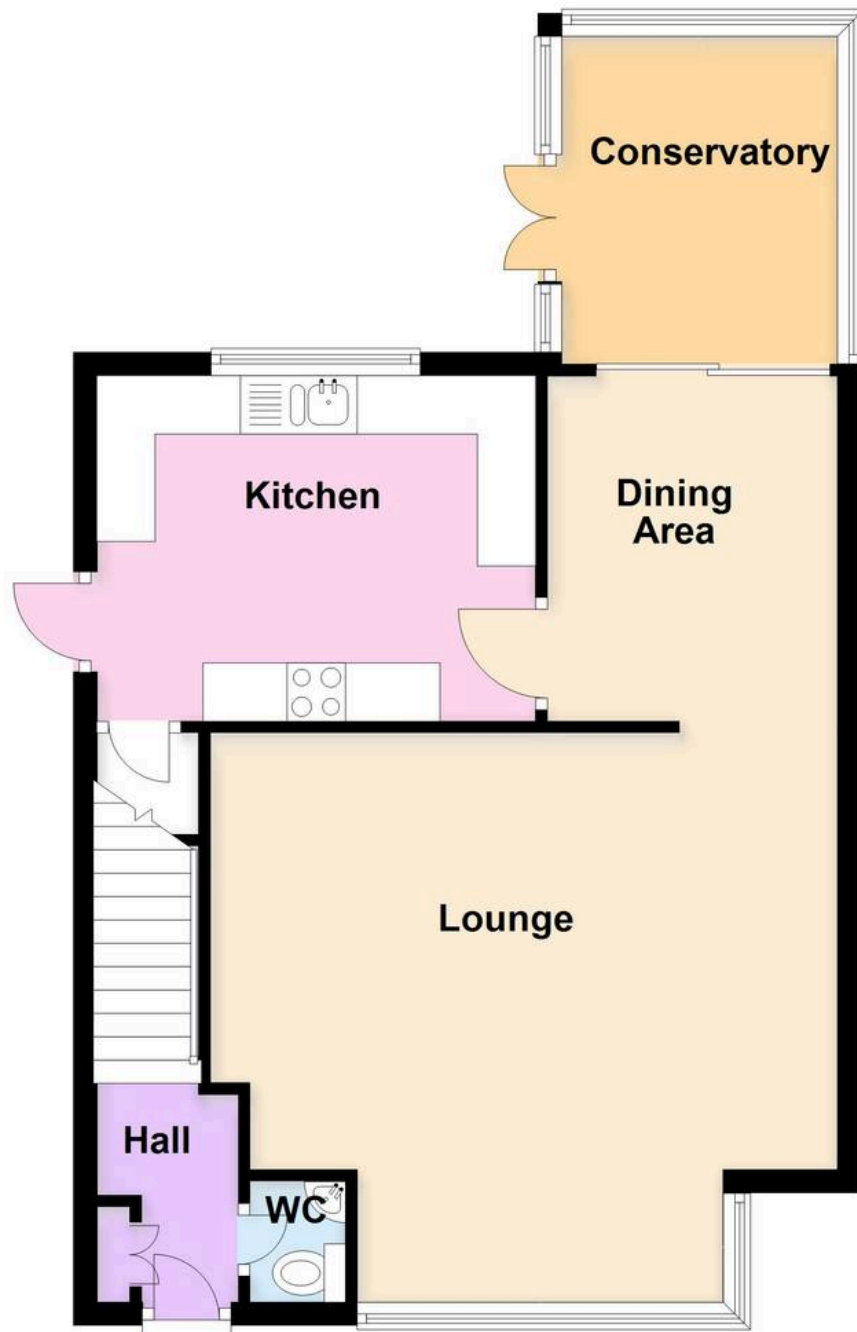
Two parking spaces

OFF STREET

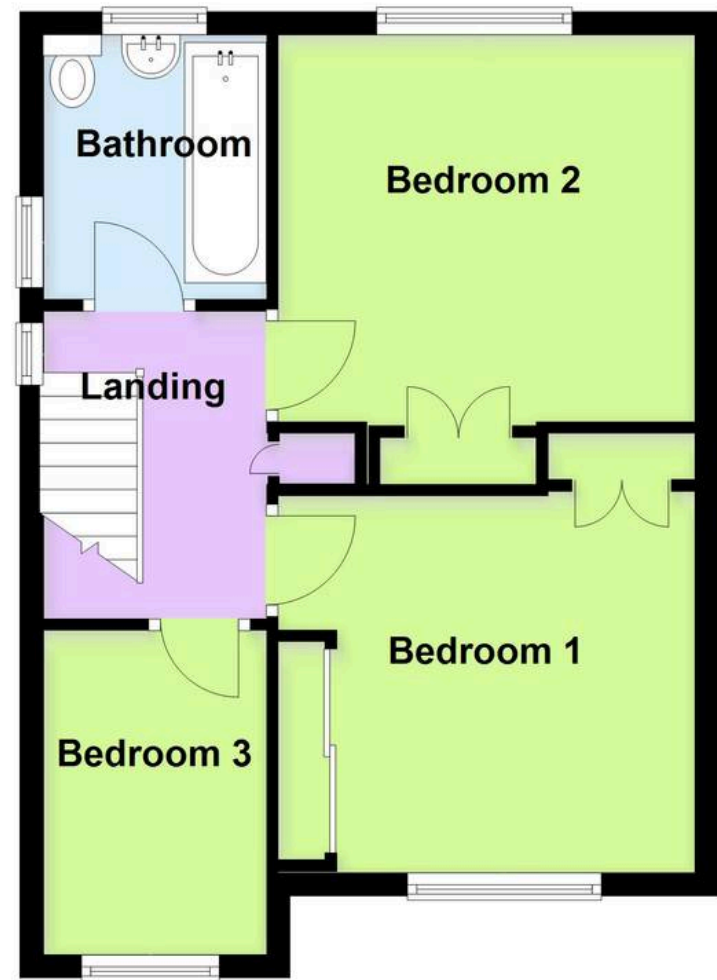
DRIVEWAY



Ground Floor



First Floor





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.