



7 Ashington Close, Leicester

Leicester

£340,000



7 Ashington Close

Leicester

Council Tax band: C

Tenure: Freehold

- DETACHED FAMILY HOME
- ENTRANCE PORCH, ENTRANCE HALL, LOUNGE & KITCHEN/DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- TWO FURTHER BEDROOMS & FAMILY BATHROOM
- NICELY PRESENTED TIERED GARDENS
- AMPLE PARKING & DETACHED GARAGE
- SECONDARY SIDE DRIVEWAY IDEAL FOR CARAVAN
- EASY ACCESS LOCAL FACILITIES



DETAILED ACCOMMODATION

UPVC sealed double glazed sliding door leading to;

ENTRANCE PORCH

UPVC sealed double glazed windows. Hardwood and glazed door to:

ENTRANCE HALL

Stairs leading to first floor accommodation, covered radiator, cloaks cupboard, under stairs cupboard.

LOUNGE

17' 3" x 10' 10" (5.26m x 3.30m)

UPVC square bay window to front aspect, covered radiator, display fire and surround, TV point, double doors leading to;

KITCHEN/DINING ROOM

15' 2" x 11' 0" (4.62m x 3.35m)

Comprising single drainer 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, tiled splash backs, plumbing for washing machine, wall mounted gas boiler, tiled flooring, UPVC sealed double glazed sliding patio doors to garden, UPVC sealed double glazed door to side aspect.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

9' 10" x 8' 6" (3.00m x 2.59m)

Built in wardrobes, radiator, UPVC sealed double glazed window

EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, Vanity sink and low level WC.

BEDROOM 2

10' 10" x 10' 0" (3.30m x 3.05m)

Radiator, fitted wardrobes, UPVC sealed double glazed window



BEDROOM 2

10' 10" x 10' 0" (3.30m x 3.05m)

Radiator, fitted wardrobes, UPVC sealed double glazed window

BEDROOM 3

9' 1" x 7' 0" (2.77m x 2.13m)

Radiator, UPVC sealed double glazed windows.

FAMILY BATHROOM

6' 10" x 5' 11" (2.08m x 1.80m)

Three piece suite comprising panel bath with shower attachment over, Vanity sink unit and low level WC, heated towel rail, tiled throughout, UPVC sealed double glazed window.

OUTSIDE

Nicely presented tiered garden to rear comprising large patio seating area with steps leading to lawns with evergreen and floral beds and further patio seating area, private door to garage. Driveway to side and front providing parking leading to double secure gated access to further parking and detached garage with up and over door power and light. Further side parking area providing ideal space for caravan.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property. and windows are double-glazed.





MAKING AN OFFER

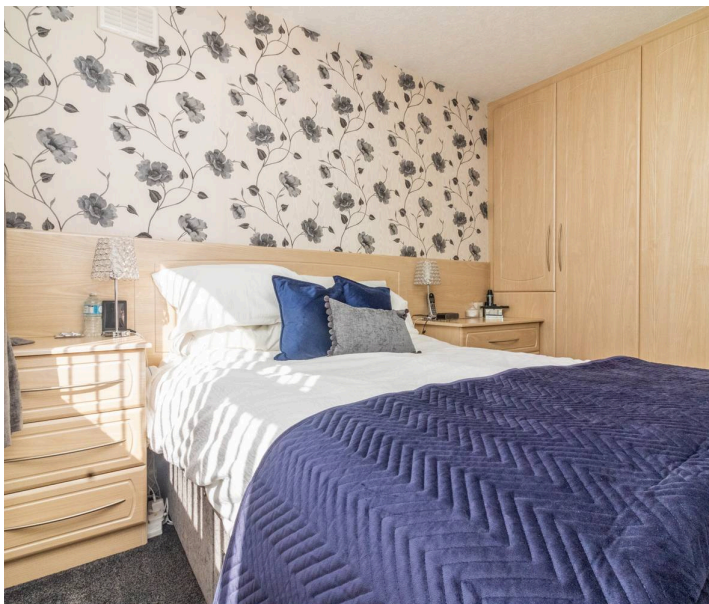
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor

ANTI MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks

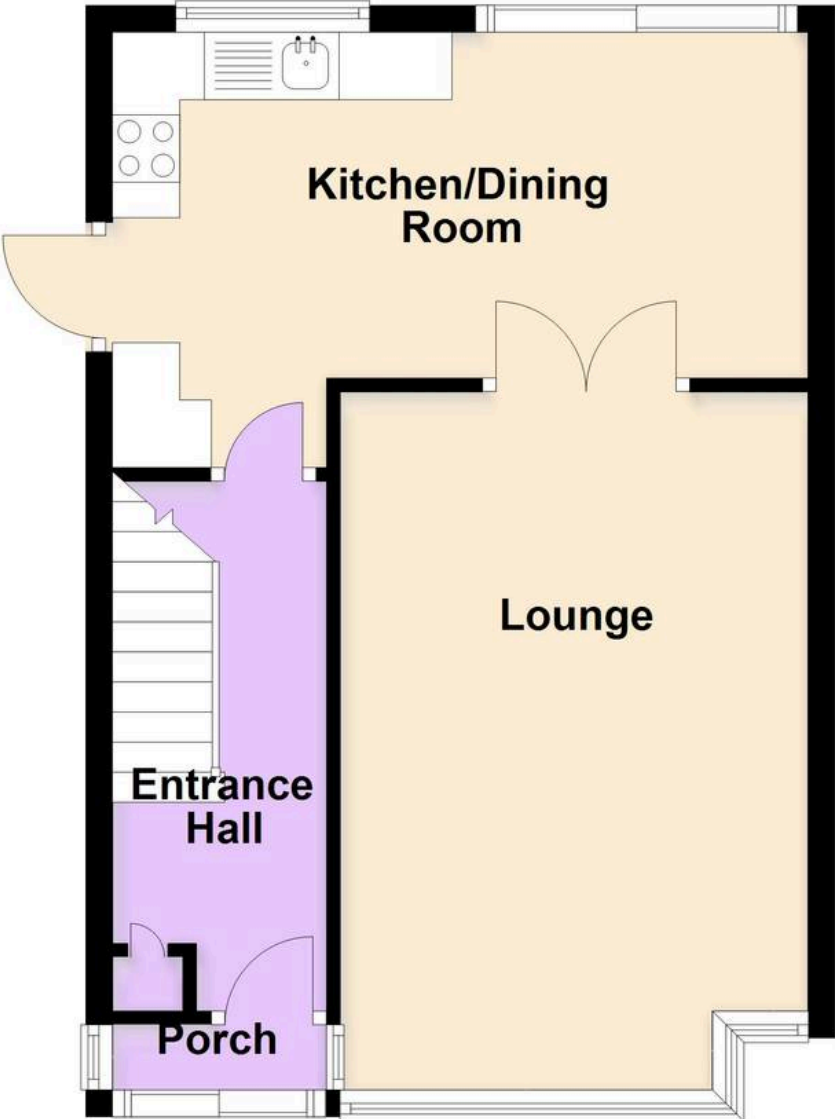
IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and floor 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.

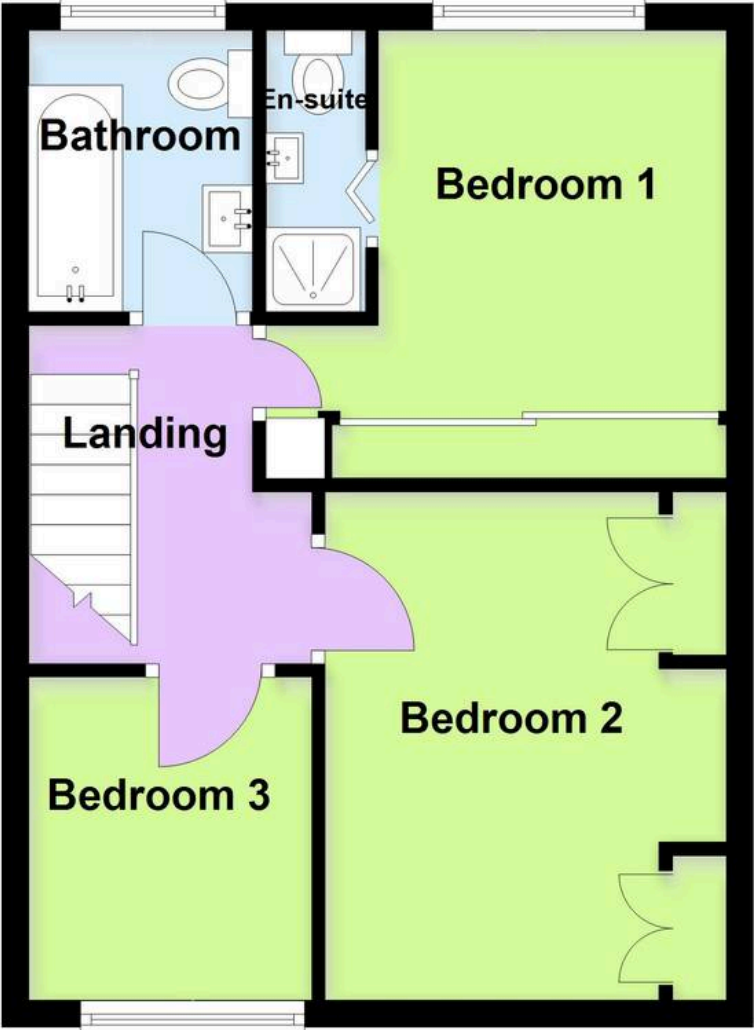




Ground Floor



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.