



29 Jubilee Close, Syston, Leicester LE71JB

MOORE
& YORK



Property at a glance:

- Three Story Family Home
- Four Bedrooms
- Bathroom
- Shower room & En-Suite
- Ample Parking & Garage
- Gas Heating & Double Glazing
- Open Views
- Sought After Location
- Viewing Essential

£315,000 Freehold



Well presented spacious three story four bedroomed family home situated in this small and select development with open views to front aspect. The well planned centrally heated accommodation briefly comprises to the ground floor entrance hall, shower room, bedroom/sitting room and conservatory, to the first floor lounge with balcony with open views and kitchen/dining room and to the second floor master bedroom with en-suite, two further bedrooms and family bathroom. The property stands with well presented gardens to rear with driveway to front providing parking for two cars leading to single garage. We highly recommend a early viewing on this spacious home which would ideally suit the growing family.

DETAILED ACCOMMODATION

Hardwood door with storm porch over with tiled flooring and incorporating bin store leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, shelved airing cupboard, radiator, private door to garage.

SITTING ROOM/BEDROOM 4

11'2 x 10'6
Radiator, UPVC sealed double glazed sliding patio door leading to:



CONSERVATORY

10' x 8'6
UPVC sealed double glazed windows overlooking gardens, tiled floor, UPVC sealed double glazed french doors leading to rear aspect.

UTILITY ROOM

8'6 x 5'4
Single drainer sink unit with cupboard under, work surface with utility space under with plumbing for washing machine and tumble dryer, concealed central heating boiler, sealed double glazed door leading to rear aspect, radiator.





SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator.

FIRST FLOOR LANDING

Large storage cupboard, stairs to second floor accommodation, radiator.

KITCHEN/DINING ROOM

16'1 x 10'5

Comprising single drainer sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in cooker and four piece gas hob with extractor fan over set in stainless steel hood with matching splash back, fridge/freezer space, plumbing for dishwasher, tiled splash backs, radiator, UPVC sealed double glazed window, UPVC sealed double glazed french doors to Juliet balcony overlooking rear garden.

LOUNGE

16'1 x 12'4

UPVC sealed double glazed window, wall mounted real flame effect fire, TV point, radiator, UPVC sealed double glazed french doors leading to balcony with open views.

SECOND FLOOR LANDING

Radiator, access to loft.

BEDROOM 1

10'7 x 10'3

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

EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, tiled floor, tiled splash back.

BEDROOM 2

10'4 x 8'5

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

BEDROOM 3

12'3 x 7'6

Radiator, UPVC sealed double glazed window.

FAMILY BATHROOM

6'10 x 5'10

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, tiled splash backs, radiator.









OUTSIDE

Driveway to front for two cars leading to single garage with up and over door, power and light, open plan lawns. Patio area to rear leading to lawns with well stocked evergreen borders, further rear patio sitting area

VIEWING

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

SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property.

FIXTURE AND FITTINGS

All fixtures and fittings mentioned in the sales particulars are included in the sale.



FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.



MAKING AN OFFER

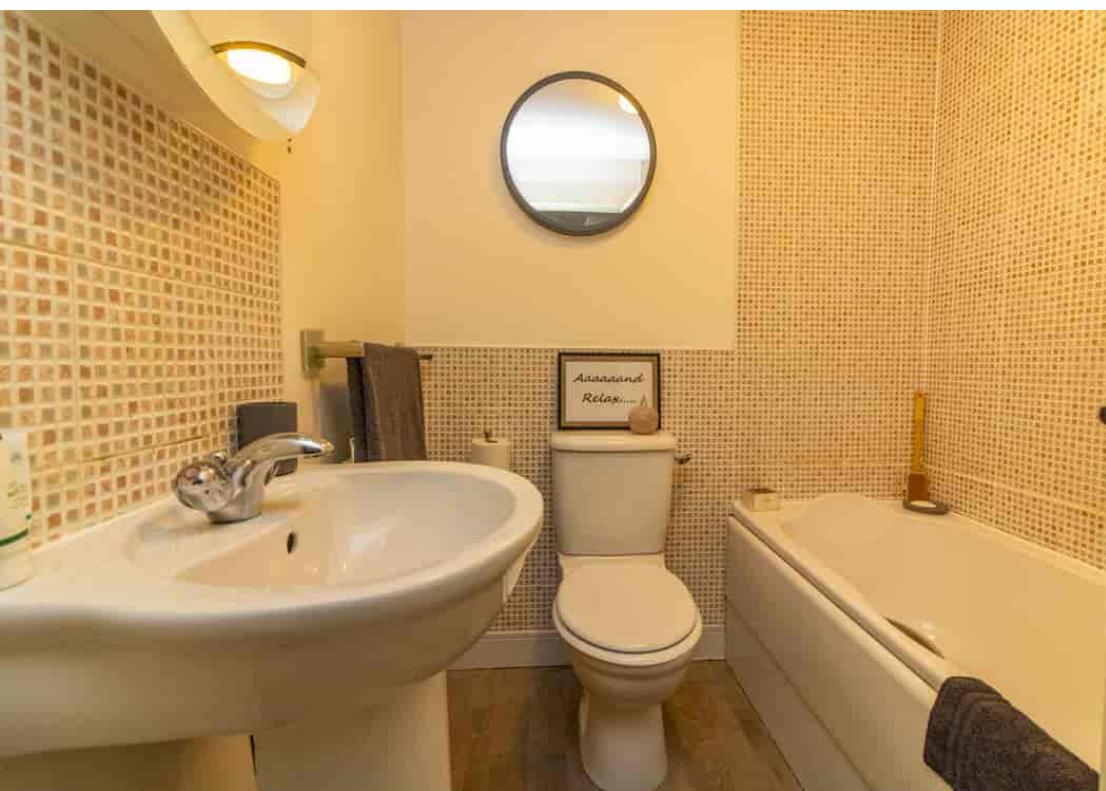
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. 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 and 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.

IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

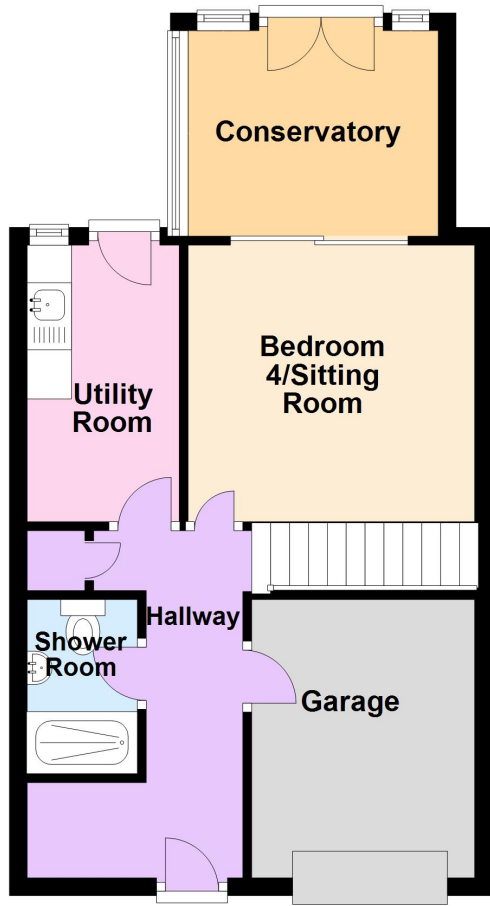
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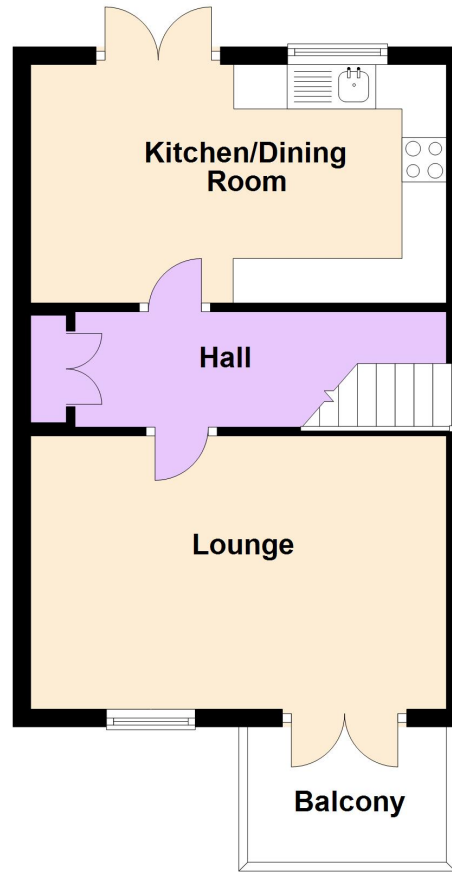




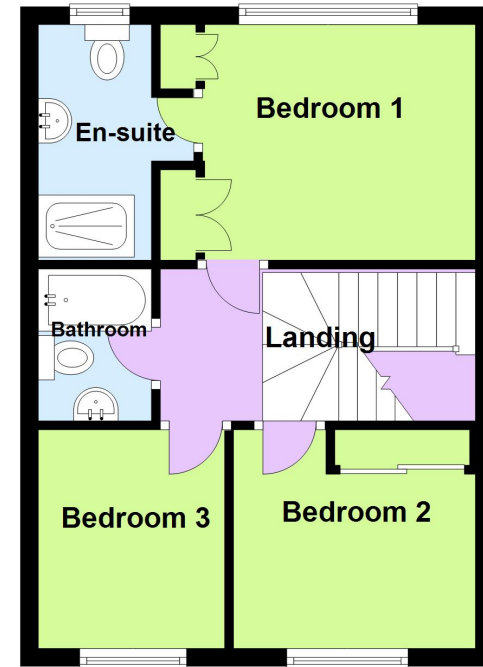
Ground Floor



First Floor



Second Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "€" if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

