



32 Daneshill Road, Leicester LE36AL

MOORE
& YORK



Property at a glance:

- Stunning Character Pallisaded Villa Style Home
- Lounge, Dining Room & Kitchen/Breakfast Room
- Four Bedrooms
- Feature Four Piece Bathroom
- Gas Central Heating & D\G
- Many Character Features
- Internal Viewing Essential

Guide Price £300,000 Freehold



Victorian villa style home maintained and presented with great care and attention to provide a stunning fusion of character and modern living situated within walking distance of local shopping facilities and within easy access of the shopping and restaurants of Naborough Road and West End, the popular Fosse Park Retail Centre and the M1/M69 road junction offering excellent transport links. This lovely home retains many character features to include ornate coving, picture rails, stripped doors throughout, original patterned tiled flooring and sash windows and the spacious and centrally heated accommodation briefly comprises to the ground floor entrance hallway, lounge area, dining area, kitchen/breakfast room fitted in an extensive range of cottage style units, outer hallway and cloakroom/WC and to the first floor four bedrooms and feature four piece bathroom and stands with nicely presented easily maintainable gardens to front and rear.

DETAILED ACCOMMODATION

Hardwood and leaded light stained door with original open aspect storm canopy over with side lantern light leading to;

ENTRANCE HALL

Double radiator, original patterned tiled flooring, stairwell with central carpet and brass rods and under stairs cupboards, ornate coving.

LOUNGE AREA

15' 7" x 13' 0" (4.75m x 3.96m) Sealed double glazed sash bayed window to front aspect, double radiator, ornate coving, picture rail, feature solid fuel burner set in chimney breast recess with beam mantle and raised hearth, stripped paneled flooring, TV point, archway leading to;

DINING AREA

13' 5" x 10' 9" (4.09m x 3.28m) Original stripped alcove cupboard, alcove shelving, display chimney breast recess, stripped paneled flooring, feature stained picture window.





KITCHEN/BREAKFAST ROOM

Fitted in an extensive range of soft close units comprising Belfast sink with mixer tap over and drawers and cupboards under, matching range of base units with with marble style work surfaces over incorporating drainer, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in oven and five piece gas burner, utility cupboard with plumbing for washing machine, vertical radiator, dual aspect UPVC sealed double glazed windows, quarry tiled flooring to breakfast area, tiled splash backs, inset spotlights

INNER HALLWAY

Stone flooring, UPVC sealed double glazed door leading to rear garden

CLOAKROOM

Two piece suite comprising low level WC and wash hand basin, UPVC sealed double glazed window.

FIRST FLOOR LANDING

Radiator, recess suitable for study area, original fitted cupboards, access to loft space, stripped paneled flooring.

BEDROOM 1

13' 0" x 11' 9" (3.96m x 3.58m) Radiator, cast iron and hardwood fire surround, sash window, varnished wood paneled flooring.

BEDROOM 2

13' 2" x 11' 4" (4.01m x 3.45m) Radiator, sash window, cast iron and hardwood fire surround, original built in wardrobes.

BEDROOM 3

9' 3" x 8' 6" (2.82m x 2.59m) Radiator, UPVC sealed double glazed window, boiler cupboard.

BEDROOM 4

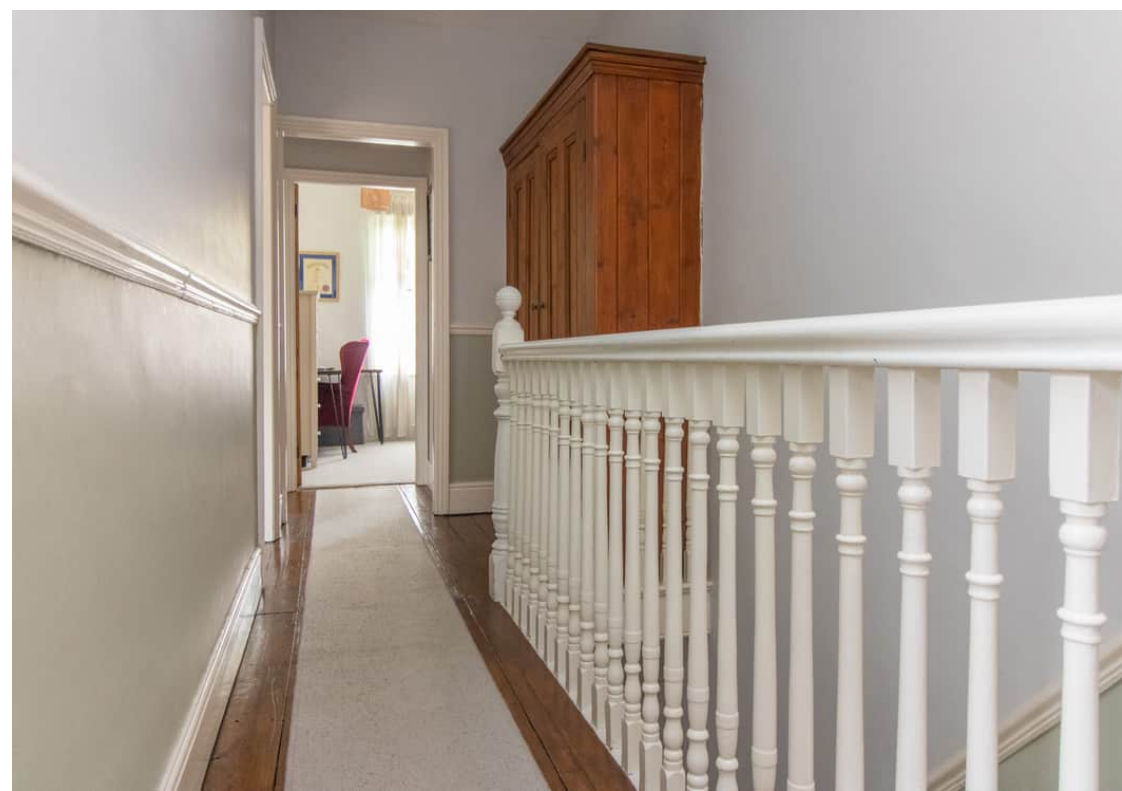
9' 10" x 6' 3" (3.00m x 1.91m) Radiator, sash window, wardrobe recess.

BATHROOM

10' 2" x 6' 5" (3.10m x 1.96m) Luxury four piece suite comprising free standing clawed foot bath with Victorian style shower attachment, walk in tiled shower cubicle with inset shelf, pedestal wash hand basin and low level WC, Chrome vertical radiator, UPVC sealed double glazed window.









OUTSIDE

The rear garden comprises of a circular patio seating area with raised evergreen borders, further block paved patio area with inset water pump feature and raised borders, storage out houses and gated access to side. Further graveled and floral garden to front with dwarf wall and wrought iron with matching gates frontage.

SERVICES

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

VIEWING

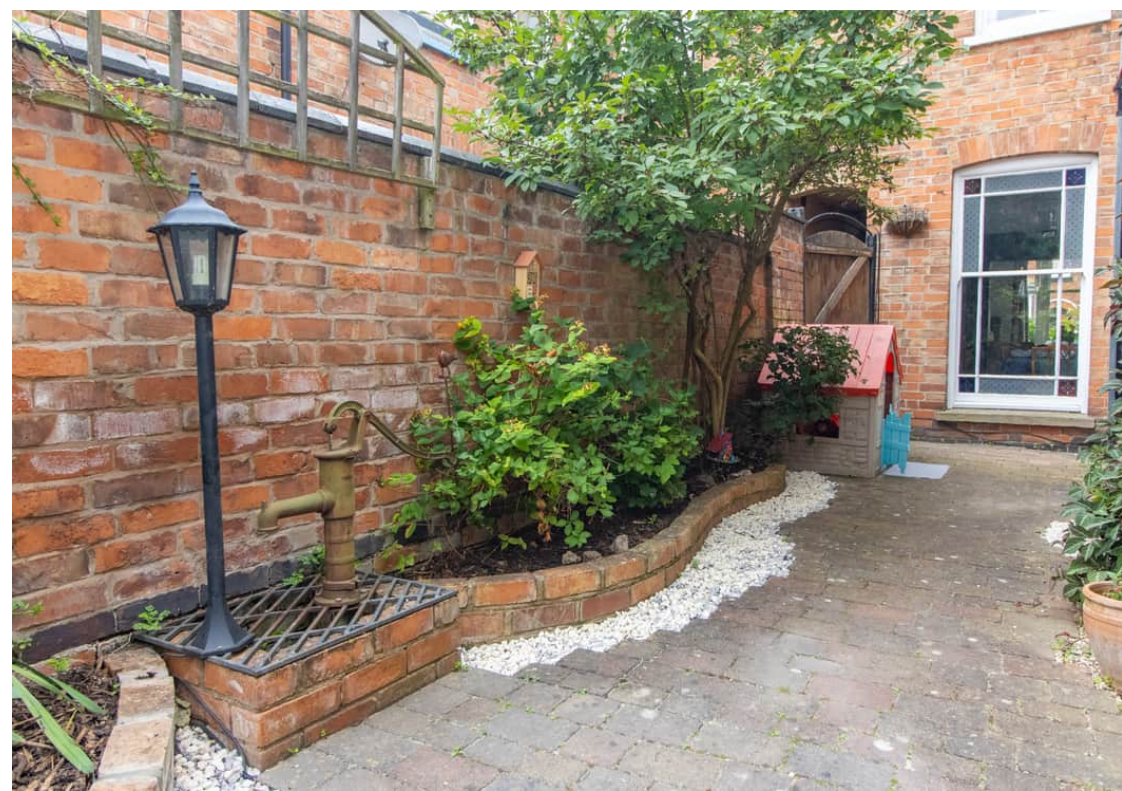
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

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.









TENURE

Freehold

COUNCIL TAX BAND

Leicester B

EPC RATING

TBC

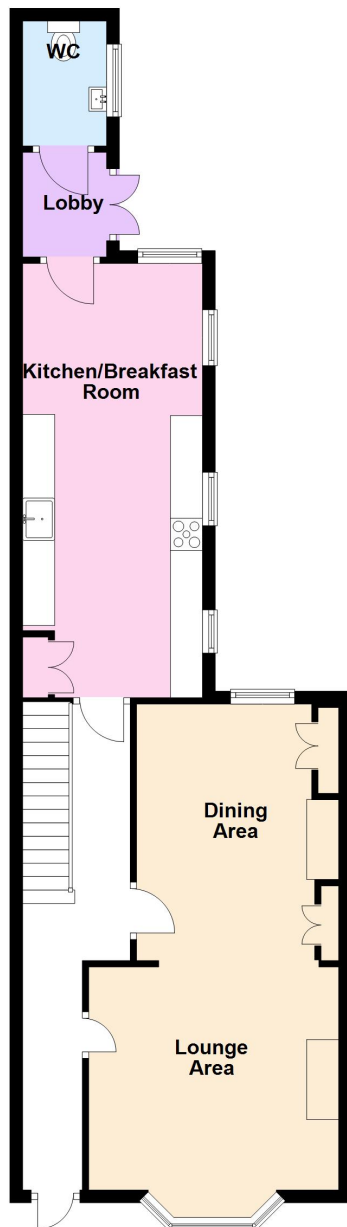
FLOOR PLANS

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

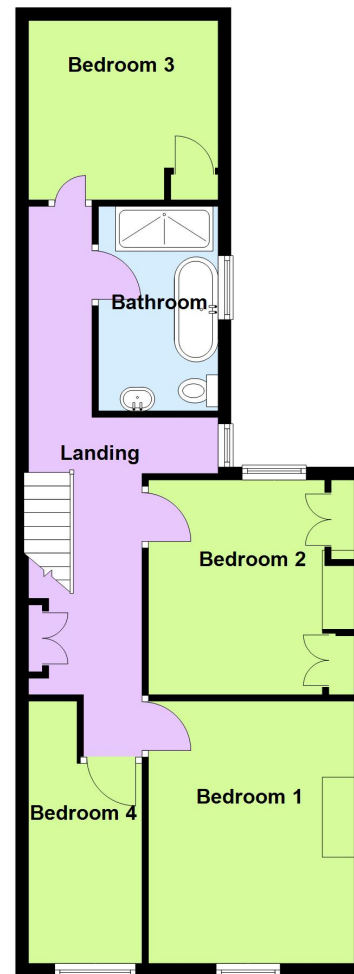
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Ground Floor



First 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

