



12 Kinsley Road, Hamilton, Leicester LE51GL

MOORE  
& YORK



### Property at a glance:

- Larger Than Average Town House
- Well Fitted Kitchen With Integrated Appliances
- Great Selection Of Local Amenities
- Short Drive Local Facilities & Places Of Worship
- Ideal For The Young and Growing Family
- Gas Heating & Double Glazing
- No Upward Chain
- Family Bathroom & En-Suite
- Three Double Bedrooms

Asking Price £268,500 Freehold



Nicely presented larger than average three double bedroom end town house situated in the heart of this sought after residential development offering its own selection of amenities and within a short drive of further facilities and places of worship. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, cloakroom/WC, lounge/dining room and kitchen with integrated appliances and to first floor master bedroom with en-suite, two further bedrooms and family bathroom and stands with parking to front and easily maintainable garden to rear. This lovely home would ideally suit the young and growing family and is being sold with no upward chain.

#### DETAILED ACCOMMODATION

Sealed double glazed door leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation, understairs cupboard, radiator, utility cupboard with plumbing for washing machine.

#### CLOAKROOM/WC

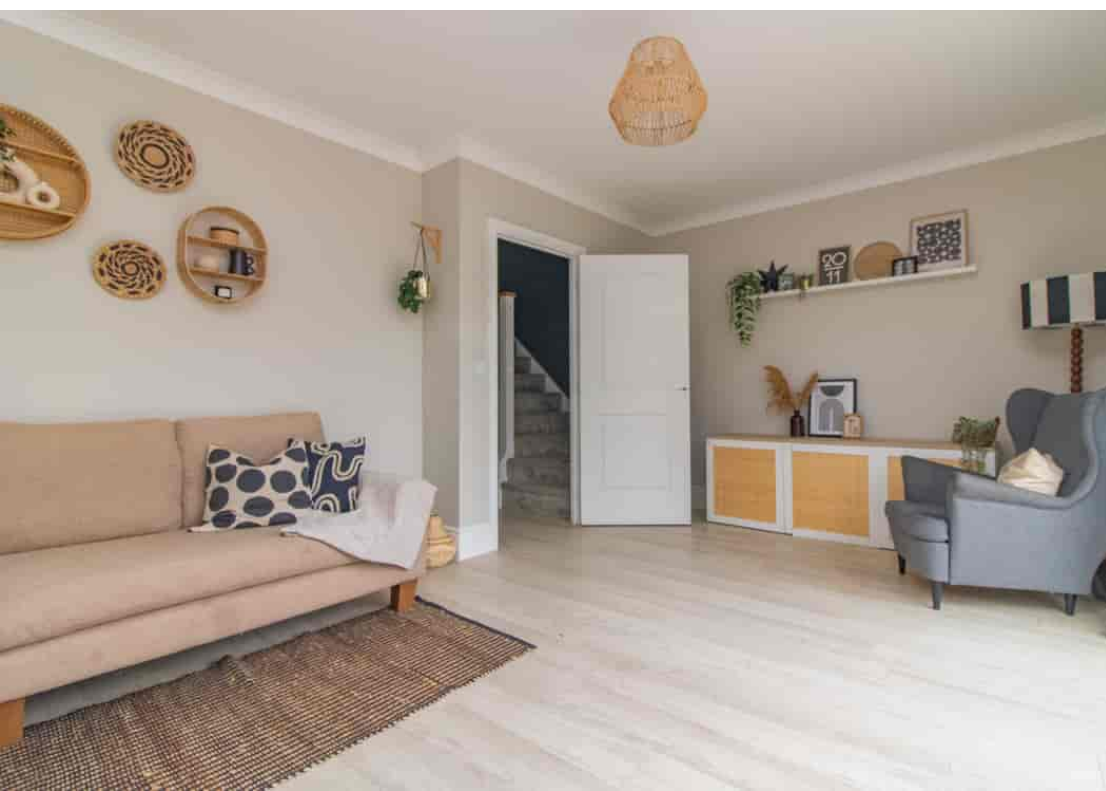
Low level WC, pedestal wash hand basin, radiator, UPVC sealed double glazed window.

#### KITCHEN

14' 3" x 9' 2" (4.34m x 2.79m) Fitted in an extensive range of modern soft close units comprising sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, wall mounted eye level cupboards, built in AEG oven, microwave and four piece gas hob with extractor fan over set in stainless steel hood with matching splash back, integrated fridge/freezer and dishwasher, tiled splash back, UPVC sealed double glazed window, radiator.

#### LOUNGE/DINING ROOM

16' 7" x 11' 9" (5.05m x 3.58m) Radiator, TV point, UPVC sealed double French door to rear garden.





### FIRST FLOOR LANDING

UPVC sealed double glazed window, radiator, access to loft space.

### BEDROOM 1

11' 8" x 9' 0" (3.56m x 2.74m) Radiator, UPVC sealed double glazed window, built in wardrobes.

### BEDROOM 2

10' 5" x 9' 5" (3.17m x 2.87m) Radiator, UPVC sealed double glazed window.

### BEDROOM 3

9' 4" x 7' 5" (2.84m x 2.26m) Radiator, UPVC sealed double glazed window.

### BATHROOM

6' 9" x 6' 6" (2.06m x 1.98m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, tiled splash backs, UPVC sealed double glazed window.

### OUTSIDE

Enclosed patio and lawn garden to rear. Tarmac driveway to front with parking for two cars.

### 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 which is double glazed with UPVC sealed units.

### 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.

### COUNCIL TAX BAND

Leicester C

### TENURE

Freehold

### EPC RATING

B









## 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.

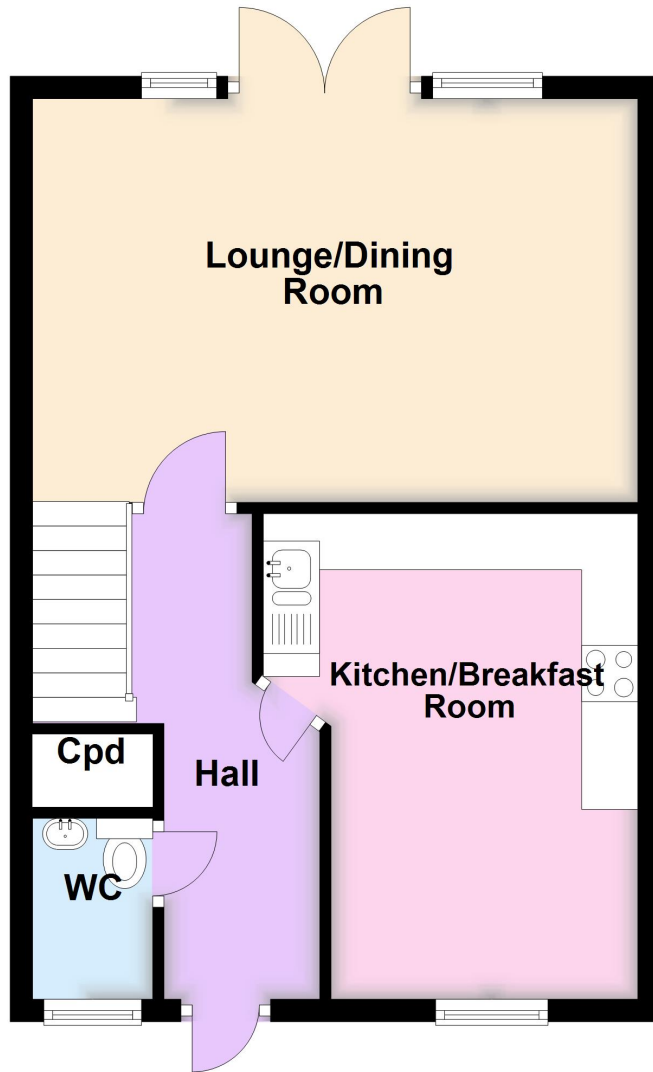
## IMPORTANT INFORMATION

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. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



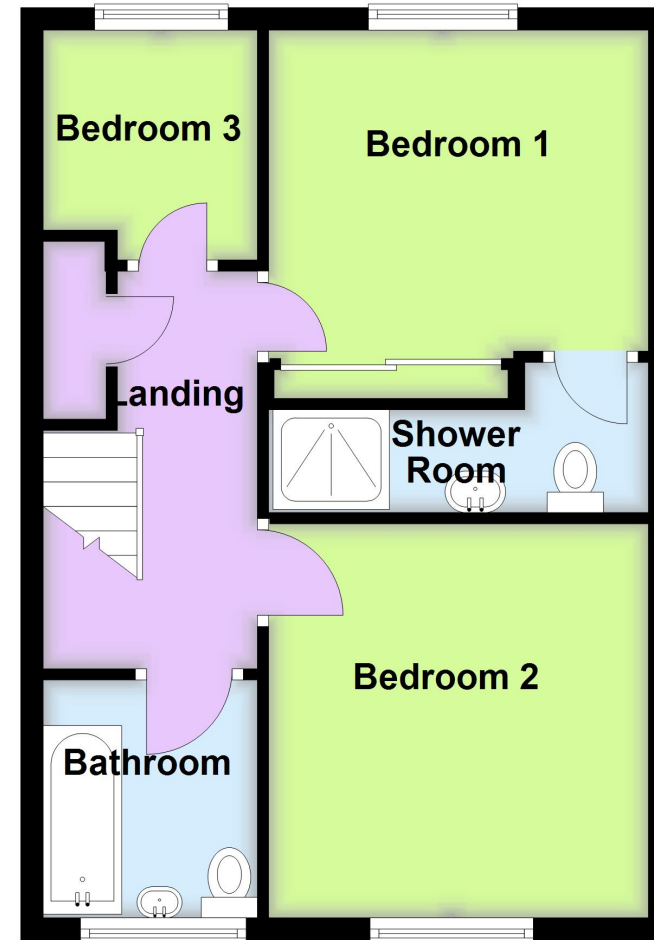
## Ground Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 85.8 sq. metres (924.0 sq. feet)

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

