



44 Upperton Road, Leicester LE30HB

MOORE  
& YORK

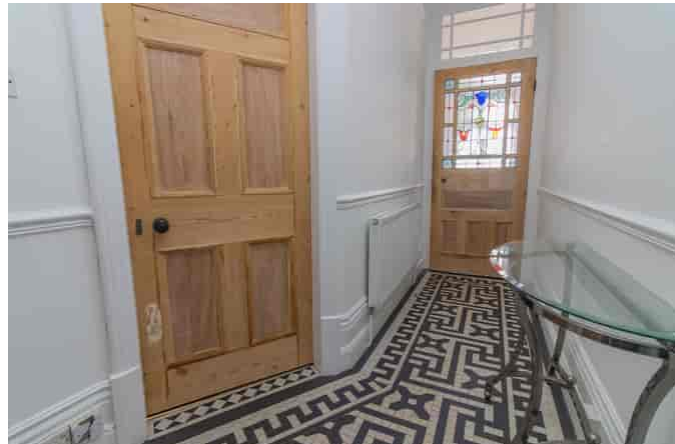




### Property at a glance:

- Character Edwardian Palisaded Style Home
- Four Doubled Bedrooms
- Bathroom, En-Suite & Shower Room
- Abundance Of Character Features
- Lounge & Sitting Room
- Kitchen/Dining Room & Summer Room
- Easy Access City Centre, Train Station, DMU
- Short Drive Fosse Shopping Park & M1/M69 Road Junction
- Internal Viewing Essential

£380,000 Freehold



Character four bedroom, three bathroom spacious Edwardian Palisaded Villa style home situated within walking distance of the extensive range of facilities of Narborough road and within a short drive of the Leicester City Centre, main railway station, DMU, the popular Fosse Park Retail Centre and the M1/M69 with its excellent transport links. This lovely home has been maintained with great care and attention to retain many character features to include high skirting boards, ornate coving, Minton tiled flooring, decorative ceilings and stripped doors throughout and the centrally heated, recently re-fitted hardwood double glazed, high room ceiling accommodation briefly comprises to the ground floor entrance porch, entrance hall, lounge, sitting room, kitchen/dining room and summer room, to the first floor spacious master bedroom, secondary bedroom with en-suite, further double bedroom and family bathroom and to the second floor a further double bedroom and shower room. The property stands with a block paved garden to front and further patio and decked garden to rear with summer house and timber shed

#### DETAILED ACCOMMODATION

Hardwood and glazed door leading to:

#### ENTRANCE PORCH

Stripped hardwood leaded light stained glazed door leading to;

#### ENTRANCE HALL

Radiator, Minton tiled flooring, ornate coving, feature rosewood stairwell with central carpeting, under stairs cupboard.



#### LOUNGE

16' 7" x 12' 5" (5.05m x 3.78m) Bayed window to front aspect with inset feature arched leaded light stained glazed panel. high skirting board, ornate coving, decorative ceiling, radiator, feature open fire, lined and swept annually, set in original cast iron and shaped decorative hardwood surround with insert mirror, picture rail.

#### SITTING ROOM

14' 5" x 10' 5" (4.39m x 3.17m) Solid fuel burner set in exposed brick open fire recess, lined and swept annually, with tiled hearth and cast iron and decorative hardwood surround, high skirting board, picture rail, stripped flooring, decorative ceiling, radiator, hardwood sealed glazed door with matching side panels to rear aspect.









## KITCHEN/DINING ROOM

21' 7" x 10' 4" (6.58m x 3.15m) Fitted in an extensive range of units comprising single drainer sink unit with mixer tap over, drawers and cupboards under, matching range of base units with work surfaces over with matching upturn, drawers and cupboards under, range cooker space with extractor fan set in stainless steel hood, wall mounted eye level cupboards, pull out shelved cupboard, walk in shelved pantry with sash window, hardwood sealed double glazed bay seated window to side aspect, tiled splash backs, tiled flooring, sealed double glazed window. double doors leading to;

## SUN ROOM

14' 7" x 11' 2" (4.45m x 3.40m) Radiator, hardwood sealed double glazed windows with Quarry tiled sills overlooking garden, sealed double glazed French door to rear aspect.

## FIRST FLOOR LANDING

Stairs leading to second floor accommodation, radiator.

## BEDROOM 1

18' 2" x 13' 11" (5.54m x 4.24m) High skirting board, picture rail, ornate coving, feature stripped patterned flooring, tiled and cast iron fire surround, radiator.

## BEDROOM 2

14' 4" x 12' 1" (4.37m x 3.68m) Hardwood sealed double glazed window, high skirting board, picture rail, cast iron fire surround, radiator, alcove wardrobe.

## BATHROOM

7' 3" x 6' 9" (2.21m x 2.06m) Three piece suite comprising claw foot free standing bath with Victorian style shower attachment, Victorian style sink and low level WC, half tiled walling, original style radiator incorporating towel rail, access to loft.

## BEDROOM 3

13' 6" x 10' 1" (4.11m x 3.07m) Radiator, cast iron fire surround, hardwood sealed double glazed window, sliding door to;

## EN-SUITE SHOWER ROOM

Three piece suite comprising shower cubicle with easy wipe splash back, vanity sink unit and sink unit, wall mounted Worcester boiler.

## SECOND FLOOR LANDING

Velux picture window providing natural light, picture glazed ceiling window, built in cupboard.

## BEDROOM 4

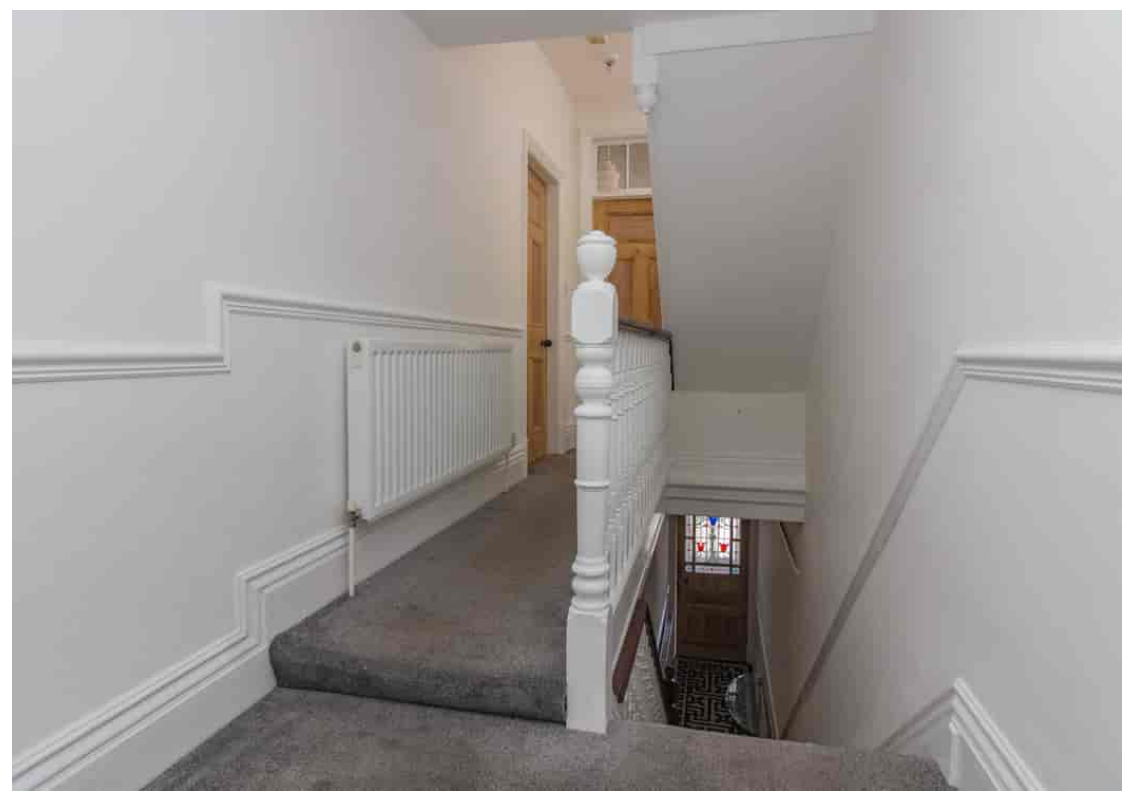
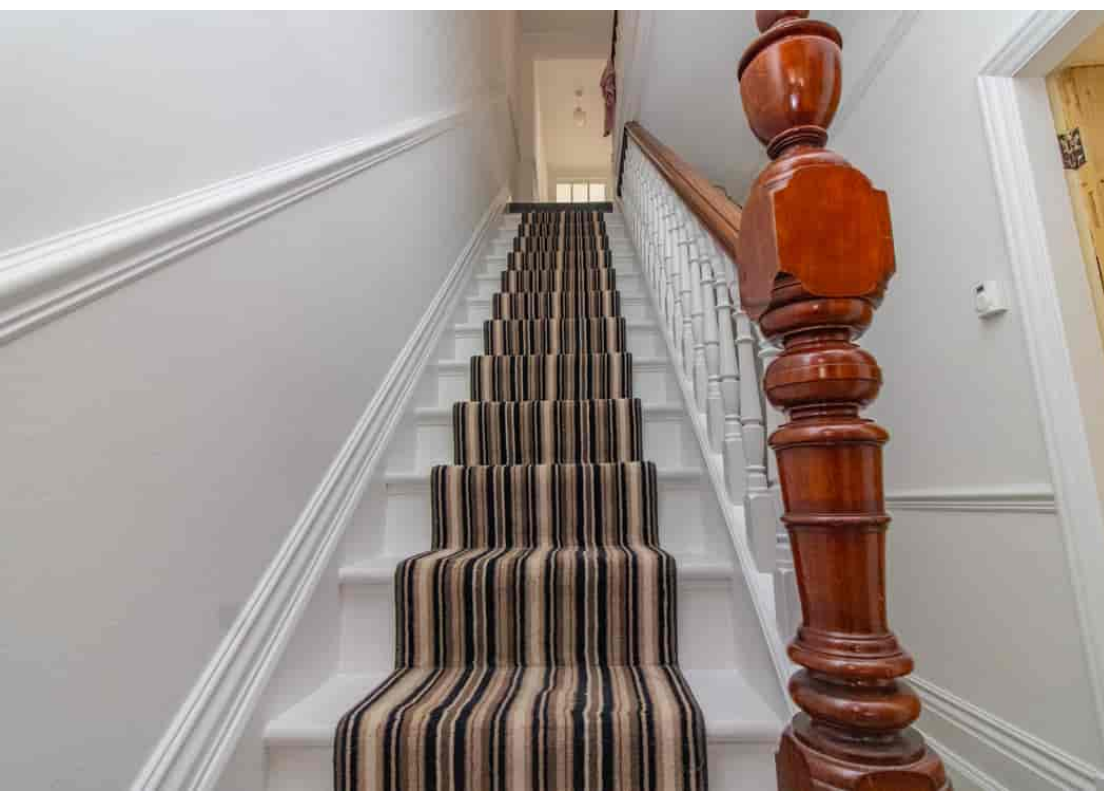
15' 2" x 10' 5" (4.62m x 3.17m) Range of built in wardrobes, radiator, cast iron and hardwood fire surround.















## SHOWER ROOM

12' 2" x 9' 10" (3.71m x 3.00m) Three piece suite comprising corner tiled shower cubicle, Victorian style sink unit, and low level WC, radiator, sealed double glazed window, stripped flooring.

## OUTSIDE

Patio and decked garden to rear with evergreen borders, summer house, timber shed, gated access to side. Block paved garden to front

## SERVICES

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

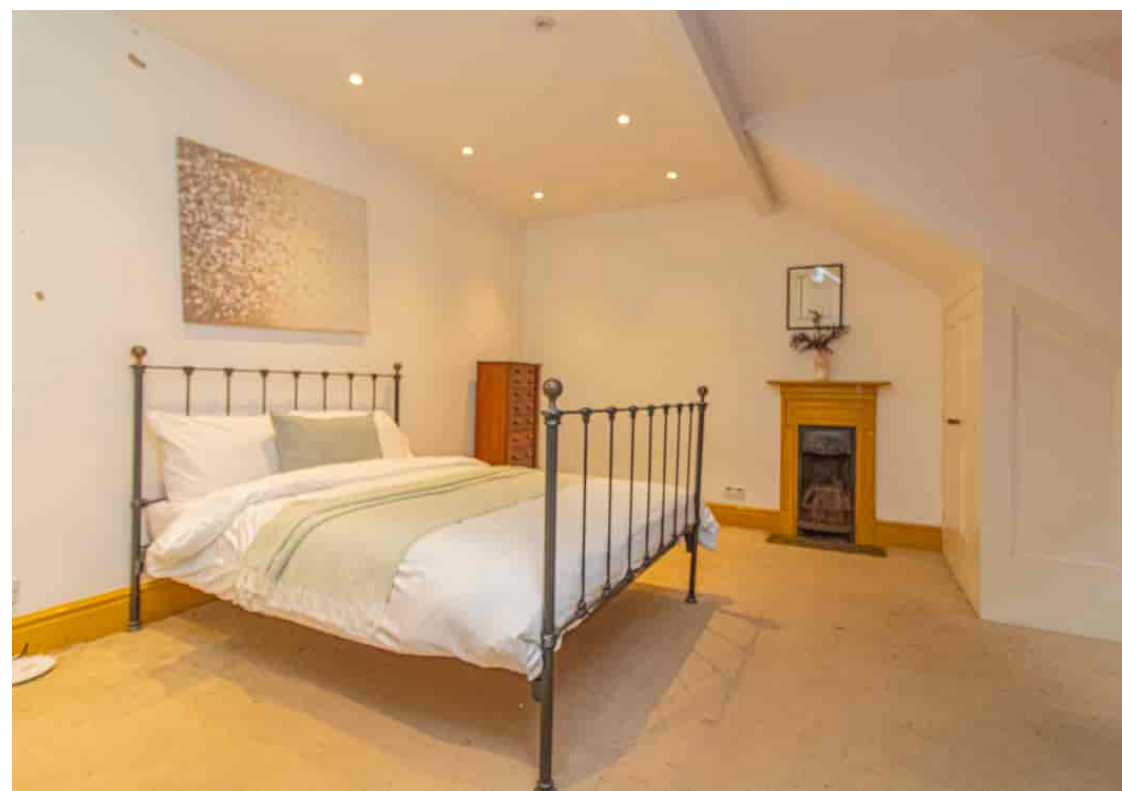
## VIEWING

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, 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.















### **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.

### **COUNCIL TAX BAND**

Leicester C

### **TENURE**

Freehold

### **EPC RATING**

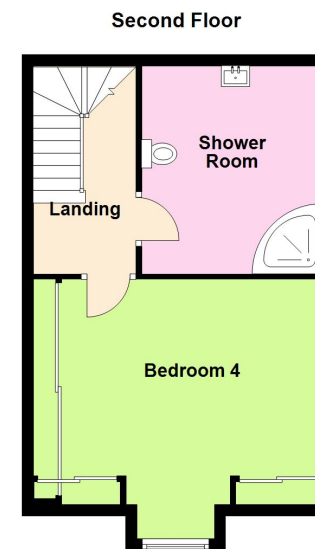
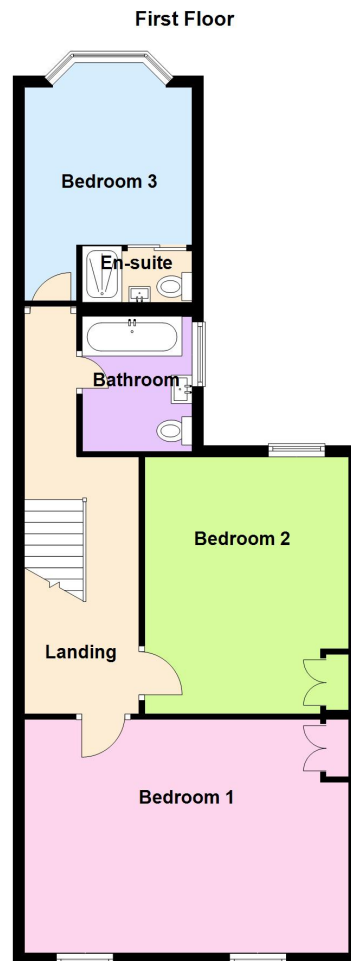
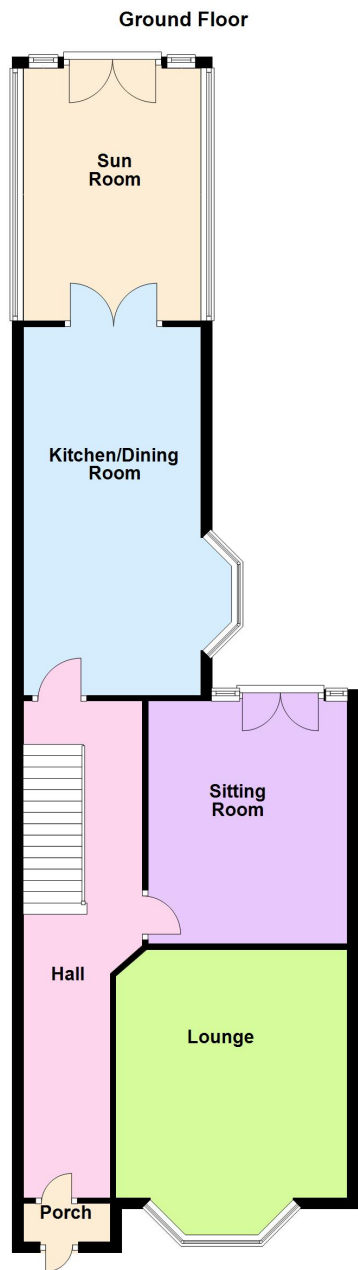
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### **IMPORTANT INFORMATION**

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.

### **PROPERTY INFORMATION QUESTIONNAIRE**

The Vendor(s) of this property has (have) completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



**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



