



76 Lambert Road, Leicester LE32BN

MOORE  
& YORK



### Property at a glance:

- Stunning Character Pallisaded Villa Style Home
- Deceptively Spacious Extended Accommodation
- Perfect Example Of Contemporary & Character Living
- Open Plan Lounge/Dining Room
- Well Appointed Kitchen With Integrated Appliances
- Conservatory
- Feature Rear Garden
- Two Double Bedrooms and Loft Room

Guide Price £240,000 Freehold



We take pleasure in presenting this fabulous home offering a perfect example in the fusion of character and contemporary living. The beautifully presented, extended deceptively spacious home has been maintained with great care and attention and is ideally located offering easy access to all local facilities and the picturesque walks along the Grand Canal, and within a short drive of the popular Fosse Park Retail Centre, M1/M69 road junction offering excellent transport links, the main DMU complex and the Leicester City Centre itself. The well planned centrally heated and double glazed accommodation briefly comprises to the ground floor sitting room, lounge area, well fitted kitchen/dining area with integrated appliance's and conservatory, to the first floor two double bedrooms and bathroom and further loft room and stands with a feature rear garden providing a lovely social area. Rarely do properties of this style and calibre become available for sale and we highly recommend an internal viewing.

#### DETAILED ACCOMMODATION

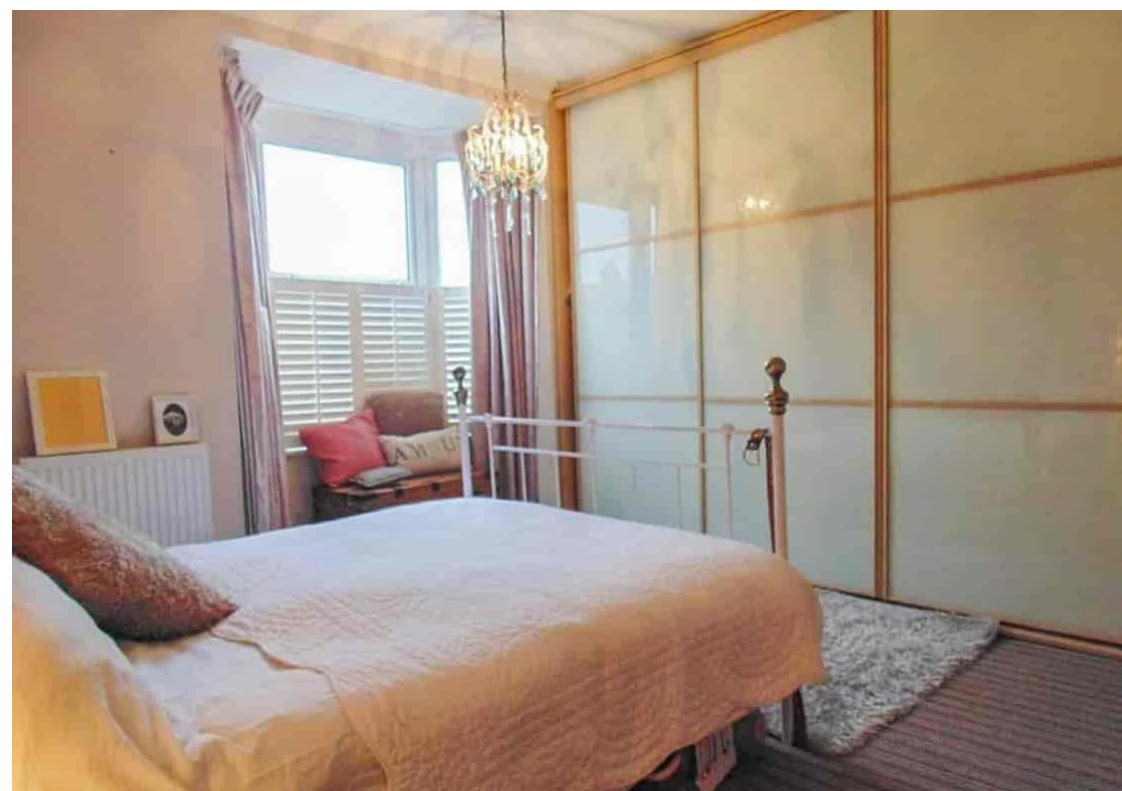
Composite door leading to;

#### SITTING ROOM

14' 1" x 11' 3" (4.29m x 3.43m) UPVC sealed double glazed bay window to front aspect with inset blinds, feature wall cladding, shelved display recess set in chimney breast, ornate coving, picture rail, vertical radiator, open plan aspect leading to;

#### LOUNGE AREA

12' 6" x 11' 3" (3.81m x 3.43m) Feature slated tiled chimney breast with inset recess housing solid fuel burner, wall cladding, enclosed stairs leading to first floor accommodation, picture rail, TV point, vertical radiator, open plan aspect leading to;





## **KITCHEN/DINING AREA**

12' 3" x 11' 3" (3.73m x 3.43m) Well fitted in an extensive range of units comprising 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 five piece gas hob, integrated fridge/freezer, plumbing for washing machine, sealed double glazed Velux windows, tiled flooring, tiled splash backs, UPVC sealed double glazed window, door to side aspect, exposed brickwork, vertical radiator.

## **CONSERVATORY**

11' 0" x 6' 10" (3.35m x 2.08m) UPVC sealed double glazed French doors and picture windows overlooking garden.

## **FIRST FLOOR LANDING**

Stairs leading to loft bedroom

## **BEDROOM 1**

14' 0" x 11' 11" (4.27m x 3.63m) UPVC sealed double glazed bay window, cast iron fire surround, fitted wardrobes.

## **BEDROOM 2**

9' 1" x 8' 11" (2.77m x 2.72m) Radiator, wall cladding, UPVC sealed double glazed window, under stairs recess.

## **BATHROOM**

13' 8" x 6' 2" (4.17m x 1.88m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled flooring, radiator, UPVC sealed double glazed window, display cabinet.

## **LOFT ROOM**

15' 8" x 11' 1" (4.78m x 3.38m) Sealed double glazed Velux window, radiator, Eaves cupboard.

## **OUTSIDE**

Graveled forecourt garden to front. Feature garden to rear planned to provide a ideal social area comprising circular patio and graveled area with bar and seating room, steps leading to further patio and graveled area with inset seats, room for hot tub, decked area and log stove,

## **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.

## **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.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

Leicester A

## **EPC RATING**

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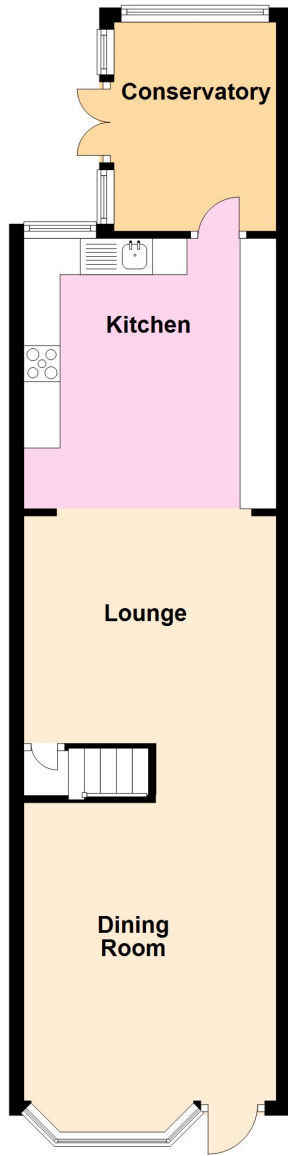
## **IMPORTANT INFORMATION**

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.



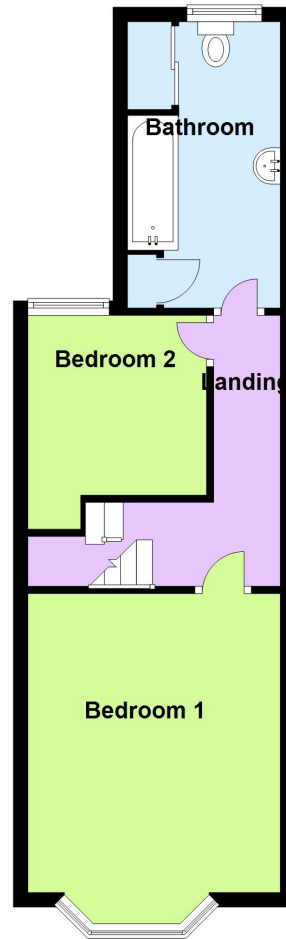
### Ground Floor

Approx. 48.6 sq. metres (523.0 sq. feet)



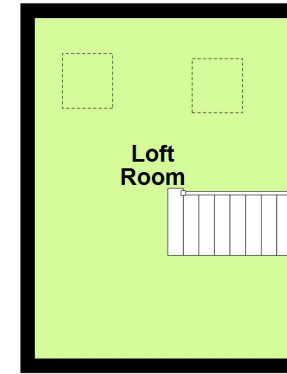
### First Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



### Second Floor

Approx. 16.4 sq. metres (176.5 sq. feet)



Total area: approx. 101.6 sq. metres (1093.9 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

