



4 Hayfield Close, Glenfield, Leicester LE38RH

MOORE  
& YORK



### Property at a glance:

- Executive Detached Family Home
- Lounge, Dining Room & Sitting room
- 27ft Long Open Plan Living/Kitchen Area
- Master Bed with En-Suite
- Three Further Bedrooms & Bathroom
- Ample Parking & Double Garage
- Easy Access All Local Facilities
- Gas Central Heating & D\G
- Ideal Family Home

Asking Price £470,000 Freehold



Executive modern detached family home situated in a cul-de-sac location in the heart of this popular residential development offering easy access to the local schooling, shopping and leisure facilities of village of Glenfield. and within a short drive of the Glenfield hospital and the major road networks offering excellent transport links. The property is being sold with no upward chain and the centrally heated and double glazed accommodation briefly comprises to the ground floor entrance porch, entrance hall, cloakroom/WC, lounge, sitting room/study, 27ft long open plan living/kitchen area with integrated appliances and dining room and to the first floor master bedroom with en-suite, three further bedrooms and family bathroom. This lovely home stands with ample parking to front and detached double garage and patio and lawn garden to rear. We highly recommend an internal viewing to appreciate the size of accommodation provided which would ideally suit the young and growing family.

#### DETAILED ACCOMMODATION

UPVC sealed double glazed door with matching side panel leading to;

#### ENTRANCE PORCH

Tiled flooring, hardwood and glazed door leading to;

#### ENTRANCE HALL

Stairs leading to first floor accommodation with glazed balustrade, radiator, tiled flooring.

#### CLOAKROOM/WC

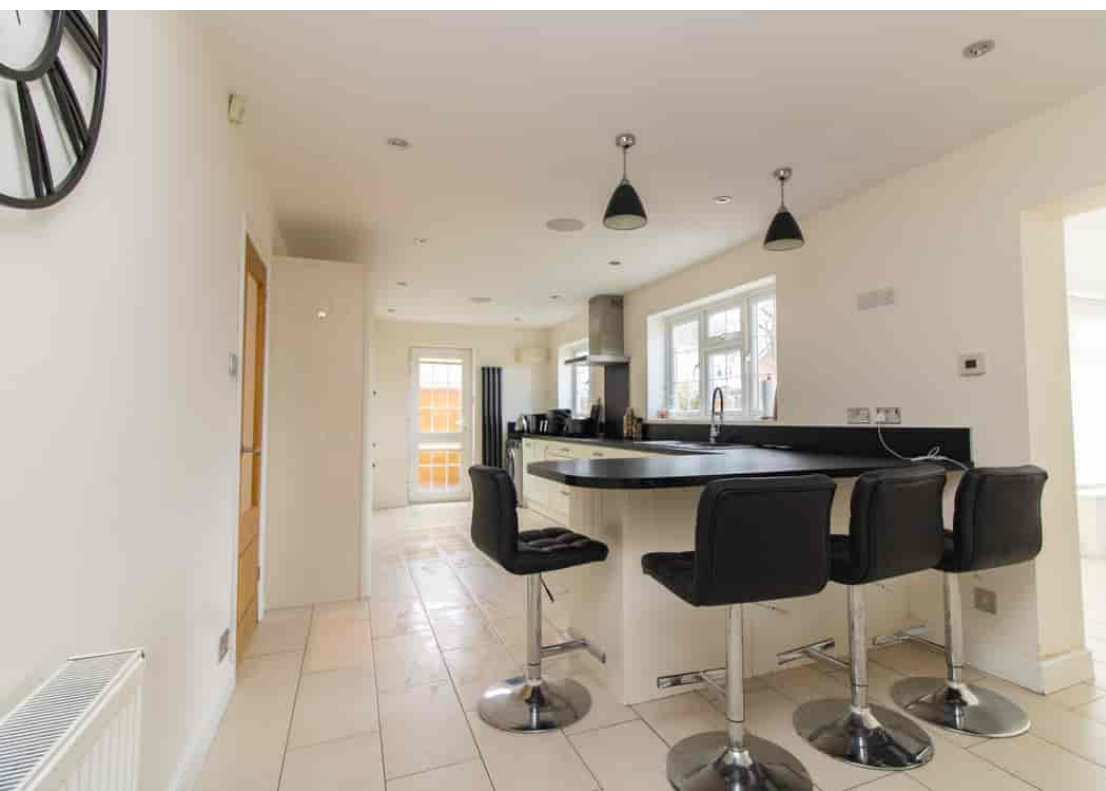
Low level WC and wash hand basin, tiled flooring.

#### LOUNGE

16' 9" x 11' 6" (5.11m x 3.51m) Radiators, TV point, UPVC sealed double glazed bow window, feature raised log effect gas fire.

#### SITTING ROOM/STUDY

11' 0" x 9' 1" (3.35m x 2.77m) Radiator, UPVC sealed double glazed window.





## KITCHEN/LIVING/BREAKFAST ROOM

27' 6" x 10' 0" (8.38m x 3.05m) Fitted in an extensive range of soft close units comprising one and a half bowl sink unit with mixer tap over, matching range of base units with work surfaces over with matching upturn and drawers and cupboards under, complementary wall mounted eye level cupboards, pull out larder cupboard, pull out deep drawers, breakfast bar, sealed double glazed door to side aspect, tiled flooring, Bosch built in twin oven and four piece ceramic hob with extractor fan over set in stainless steel hood, integrated fridge/freezer and dishwasher, plumbing for washing machine, vertical radiator, UPVC sealed double glazed windows, open plan access to;

## SITTING ROOM

11' 1" x 10' 0" (3.38m x 3.05m) Radiator, pitched ceiling, tiled flooring, UPVC sealed double glazed French doors to rear garden.

## FIRST FLOOR LANDING

Access to loft space, shelved airing cupboard.

## BEDROOM 1

12' 0" x 10' 0" (3.66m x 3.05m) Radiator, built in wardrobes, UPVC sealed double glazed window.

## EN SUITE SHOWER ROOM

Three piece suite comprising large tiled shower cubicle, vanity sink unit and low level WC, radiator, inset spotlights, UPVC sealed double glazed window, tiled flooring and matching splash backs, chrome radiator.

## BEDROOM 2

11' 2" x 9' 4" (3.40m x 2.84m) Radiator, fitted wardrobes, UPVC sealed double glazed window.

## BEDROOM 3

11' 1" x 11' 4" (3.38m x 3.45m) Radiator, fitted wardrobes, UPVC sealed double glazed window.

## BEDROOM 4

10' 9" x 7' 5" (3.28m x 2.26m) Radiator, fitted wardrobes, UPVC sealed double glazed window.

## FAMILY BATHROOM

10' 3" x 5' 3" (3.12m x 1.60m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, chrome radiator, UPVC sealed double glazed window, large tiling throughout.

## OUTSIDE

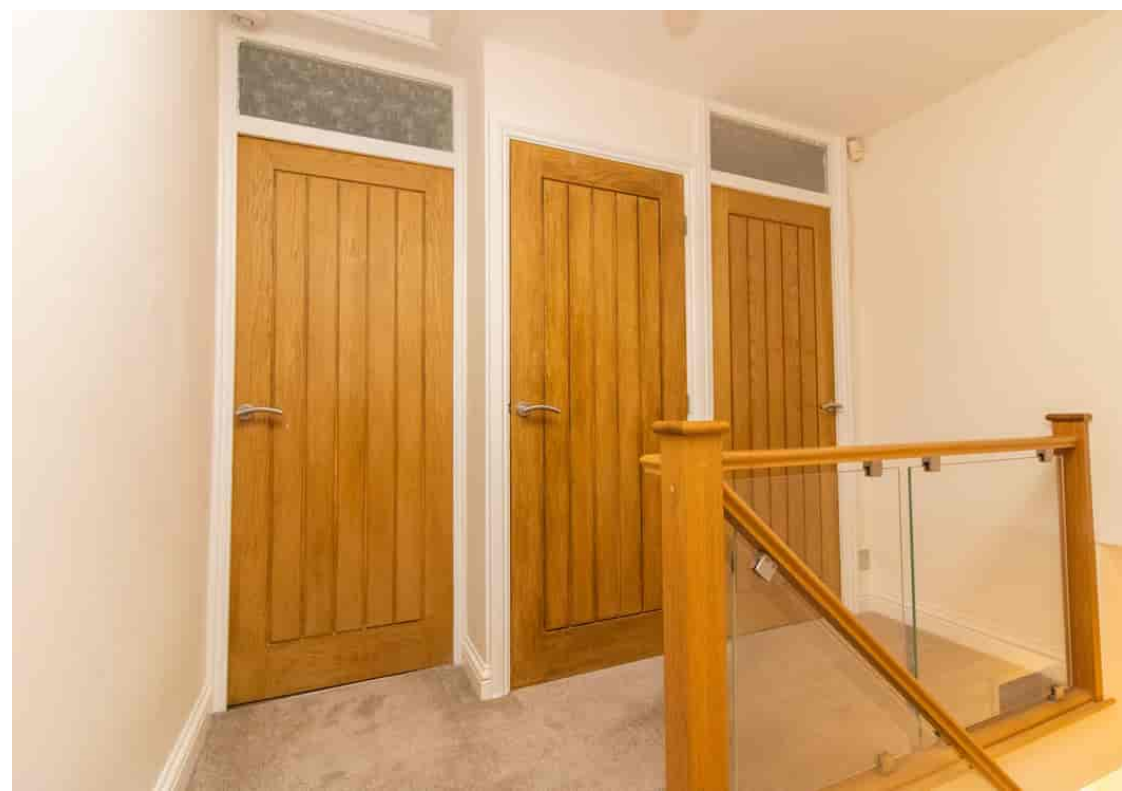
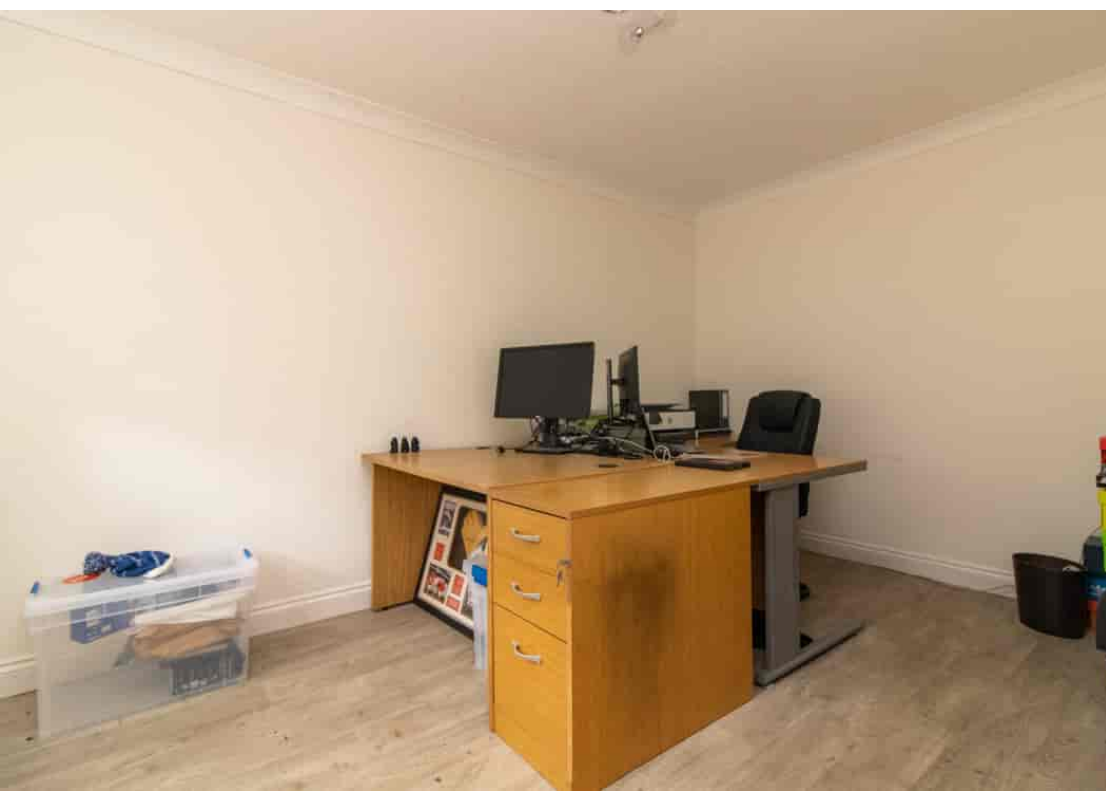
Open plan lawn and pebbled garden to front, block paved driveway providing ample parking leading to fully boarded and carpeted detached double garage with power and light and electrically operated roller door. nicely presented garden to rear comprising patio area and lawns with evergreen trellis, staggered pathway leading to further rear patio area with pebbled border.

## 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.

## COUNCIL TAX BAND

Blaby E

## TENURE

Freehold

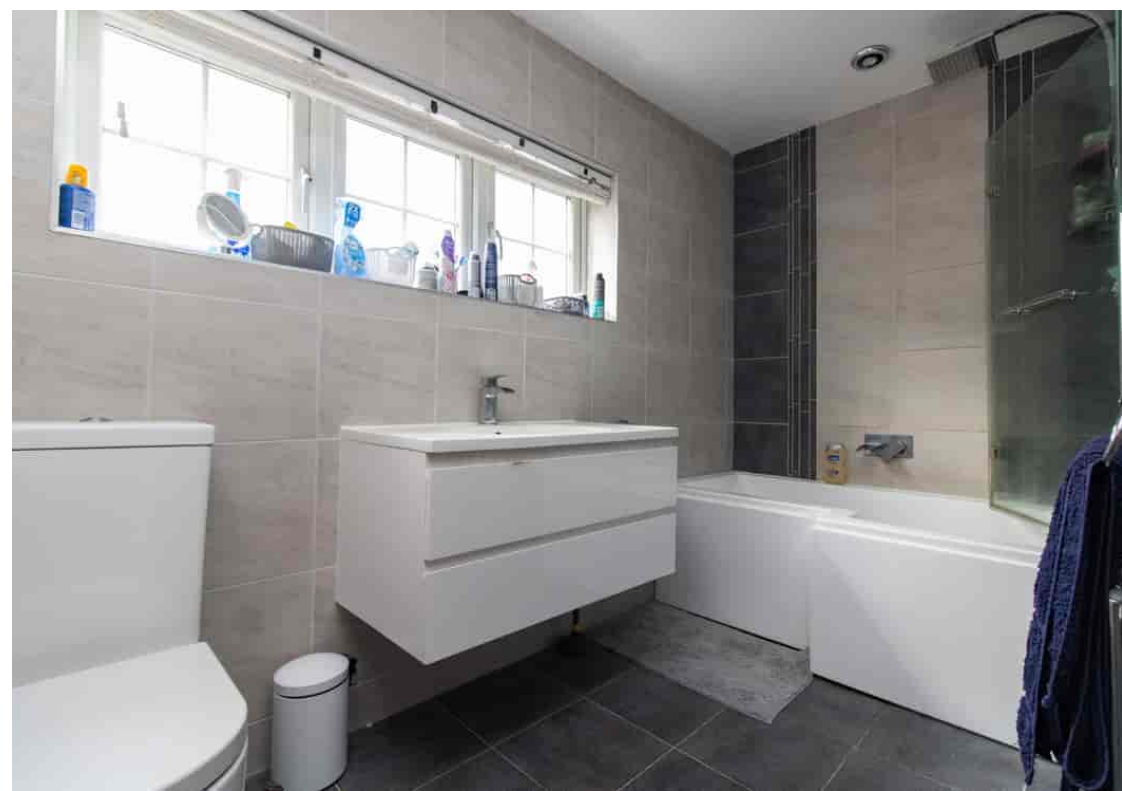
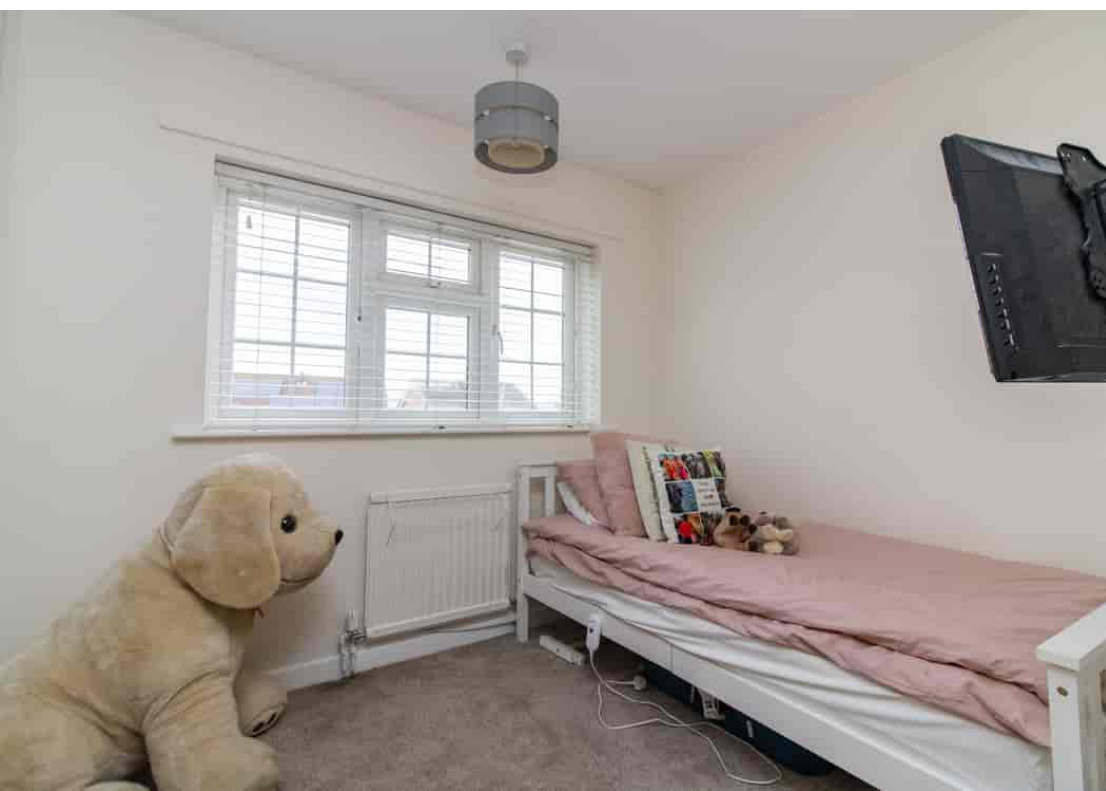
## EPC RATING

C

## 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.

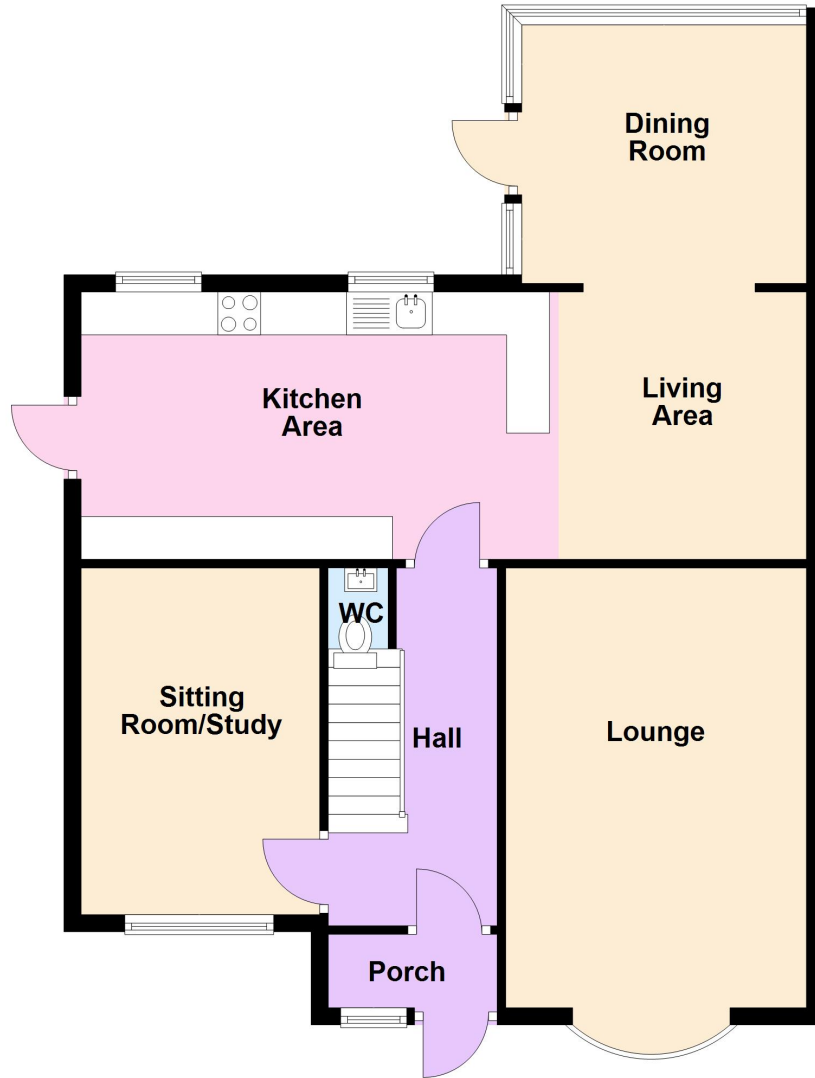






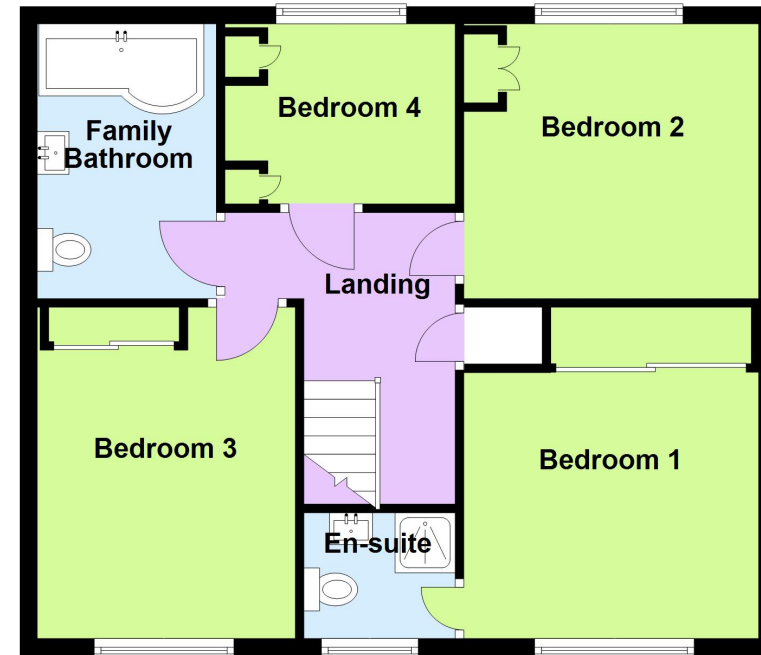
## Ground Floor

Approx. 77.8 sq. metres (837.4 sq. feet)



## First Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



Total area: approx. 137.9 sq. metres (1484.2 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

