



36 Hayfield Close, Glenfield, Leicester LE38RH

MOORE  
& YORK



### Property at a glance:

- Modern Semi Detached Home
- Three Bedrooms
- Lounge, Dining Room & Kitchen
- Cul- De-Sac Location
- Easy Access Local Facilities & Glenfield Hospital
- Gas Central Heating & D\G
- Gardens & Parking
- Ideal For The Young and Growing Family

£275,000 Freehold



Modern three bedroom semi detached home situated in a cul-de-sac location situated in the heart of this popular residential development offering easy access to the local facilities of this popular large village, the Glenfield hospital and the Western Bypass offering excellent transport links. The property is being sold with no upward chain and the well planned centrally heated and double glazed accommodation briefly comprises to the ground floor entrance hall, lounge, dining room and kitchen with integrated appliances and to the first floor three bedrooms and bathroom and stands with gardens to front parking to side and patio and lawn garden to rear with open aspect views. The property would ideally suit the young and growing family and we recommend an internal viewing.

### DETAILED ACCOMMODATION

Sealed double glazed door leading to:

#### ENTRANCE HALL

Radiator, stairs leading to first floor accommodation, UPVC sealed double glazed window.

#### LOUNGE

13' 7" x 13' 4" (4.14m x 4.06m) Radiator, UPVC sealed double glazed bow window, under stairs cupboard, TV point, coal effect gas fire set in display surround, archway leading to:

#### DINING ROOM

9' 9" x 8' 3" (2.97m x 2.51m) Radiator, UPVC sealed double glazed French doors to rear garden.

#### KITCHEN

9' 8" x 8' 0" (2.95m x 2.44m) Fitted in a range of soft close units comprising inset sink unit with mixer tap over and cupboards under, matching range of base units with work surfaces over incorporating drainer, drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas with extractor fan over set in stainless steel hood, integrated fridge/freezer, dishwasher and washing machine, radiator, wine rack, radiator, tiled splash backs, sealed double glazed window and door to side aspect.

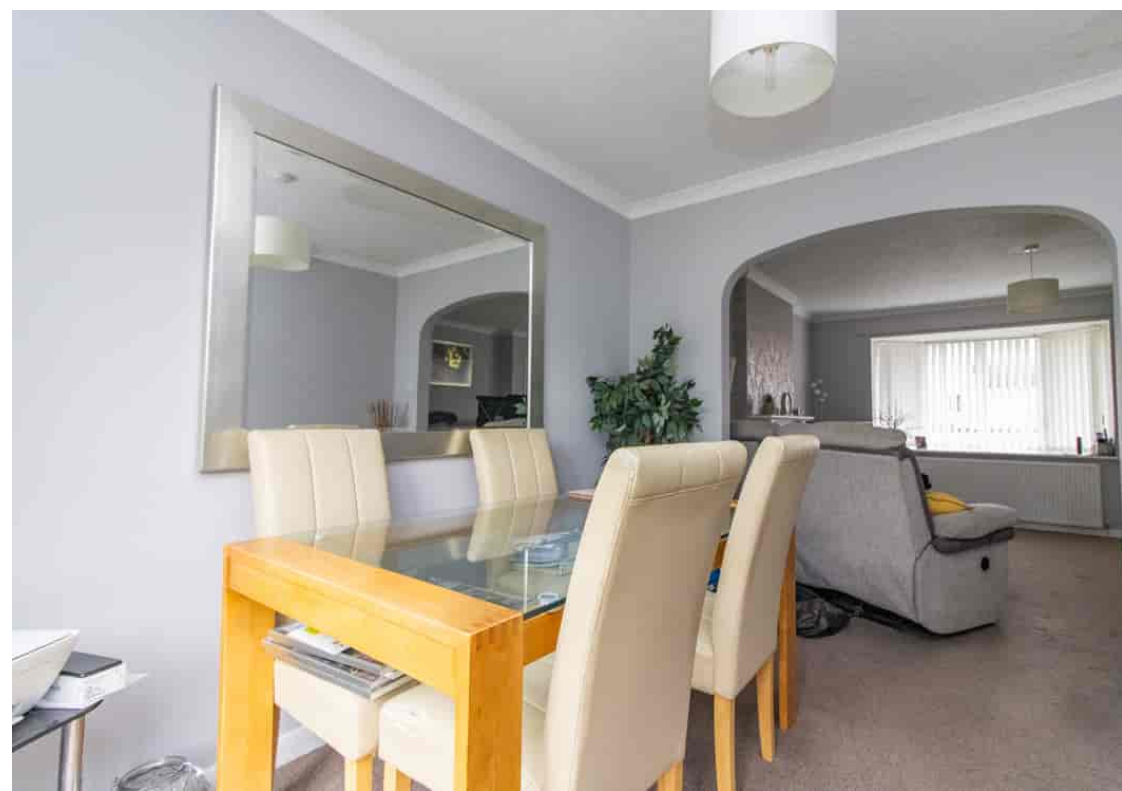
#### FIRST FLOOR LANDING

Sealed double glazed window, access to loft space, airing cupboard housing central heating boiler.

#### BEDROOM 1

12' 9" x 9' 4" (3.89m x 2.84m) Radiator, sealed double glazed window, fitted wardrobes.





## BEDROOM 2

10' 0" x 9' 4" (3.05m x 2.84m) Radiator, sealed double glazed window.

## BEDROOM 3

8' 5" x 7' 0" (2.57m x 2.13m) Radiator, sealed double glazed window, fitted wardrobes.

## BATHROOM

7' 2" x 5' 6" (2.18m x 1.68m) Three piece suite comprising paneled bath with shower over, pedestal wash hand basin and low level WC, tiled flooring, tiled splash backs, UPVC sealed double glazed window, heated towel rail.

## OUTSIDE

Open plan lawns to front, driveway to side providing ample parking. Patio and lawn garden to rear with open aspect views, further side patio area.

## 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

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## EPC RATING

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## IMPORTANT INFORMATION

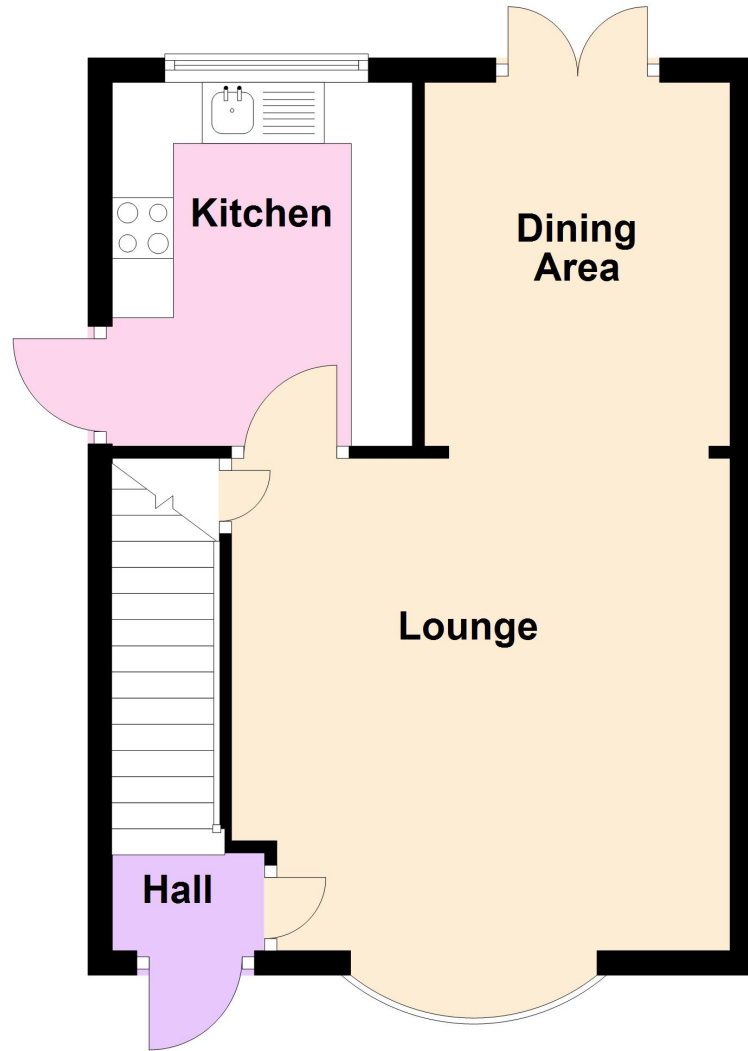
Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.





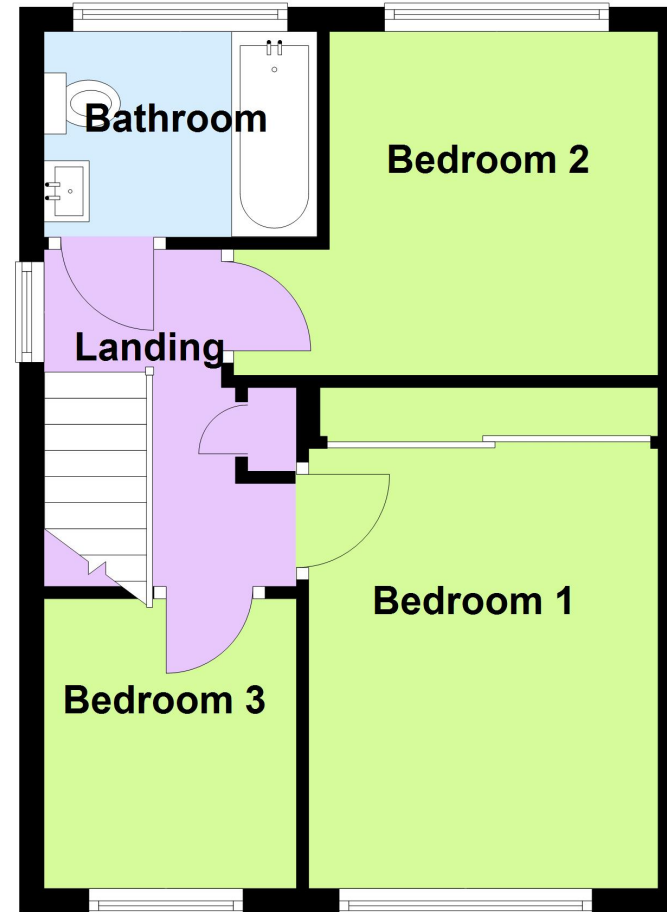
## Ground Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



## First Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



Total area: approx. 71.6 sq. metres (770.2 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

