



Bedford Close, Desford
Leicester, LE9 9HN

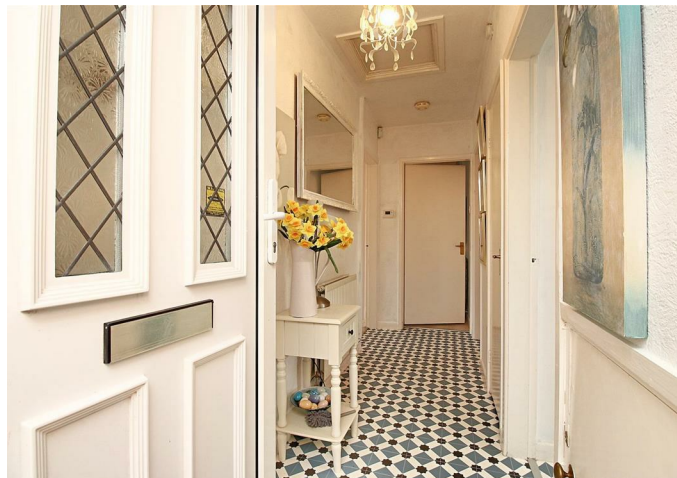


**Bedford Close, Desford
Leicester, LE9 9HN
Asking Price £269,950**

Enjoying a peaceful cul-de-sac position in the sought after village of Desford, this two bedroom semi detached bungalow benefits from the use of a driveway and carport. Ideal for someone looking to downsize from a larger family home, the accommodation includes an entrance hall, lounge, re-fitted breakfast kitchen, two bedrooms, conservatory and a contemporary shower room. Outside there are gardens to the front and rear, as well as a useful brick built workshop/hobby room. An early viewing is strongly recommended to avoid disappointment.



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | | (81-91) A | |
| (81-91) B | | (69-80) B | |
| (69-80) C | | (55-68) C | |
| (55-68) D | | (39-54) D | |
| (39-54) E | | (21-38) E | |
| (21-38) F | | (11-20) F | |
| (11-20) G | | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |



Accommodation

A door to the side opens into the:

Entrance Hall

With doors giving access to the majority of the accommodation, the entrance hall offers a built in cupboard, central heating radiator and a hatch to the insulated lot space.

Lounge

15'9" x 10'3" (4.81m x 3.14m)

With a window to the front elevation, carpet flooring and a central heating radiator.

Breakfast Kitchen

15'3" x 8'9" (4.65m x 2.69m)

Re-fitted with a modern range of wall mounted and base units with complementary work surfaces over. Features include a built in 'AEG' oven, 'AEG' hob with extractor hood above, integrated fridge and dishwasher, Belfast sink with mixer tap and a countertop drainer and a Worcester boiler. Affording space for a table and chairs, there is dual aspect glazing and a central heating radiator.

Bedroom One

13'3" max x 9'6" (4.05m max x 2.92m)

A double room presented with carpet flooring and offering a central heating radiator and sliding patio door to the conservatory

Bedroom Two

7'10" x 8'9" (2.41m x 2.68m)

With carpet flooring, central heating radiator and sliding patio doors to the conservatory.

Conservatory

7'10" to doors x 15'8" (2.41m to doors x 4.79m)

A fantastic addition to the accommodation providing additional living space offers dual aspect glazing, central heating radiator, carpet flooring and doors opening out into the rear garden.

Shower Room

7'10" x 4'5" (2.39m x 1.37m)

Re-fitted in 2022 with a modern three piece suite comprising a shower cubicle, wash hand basin and wc, with complementary tiling, heated towel rail and a window to the side elevation.

Outside

Occupying a peaceful cul de sac position in the sought after village of Desford, the plot firstly offers a driveway providing off road parking and giving access to an open carport. Gated access then leads to a landscaped rear garden offering areas of paving ideal for outdoor entertaining. With a variety of plants and shrubs and shed.

Workshop

16'5" x 12'6" (5.02m x 3.83m)

Currently being used as a sewing rum, the useful insulated workshop/storage room offers light, power and a window to the side elevation.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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Referrals

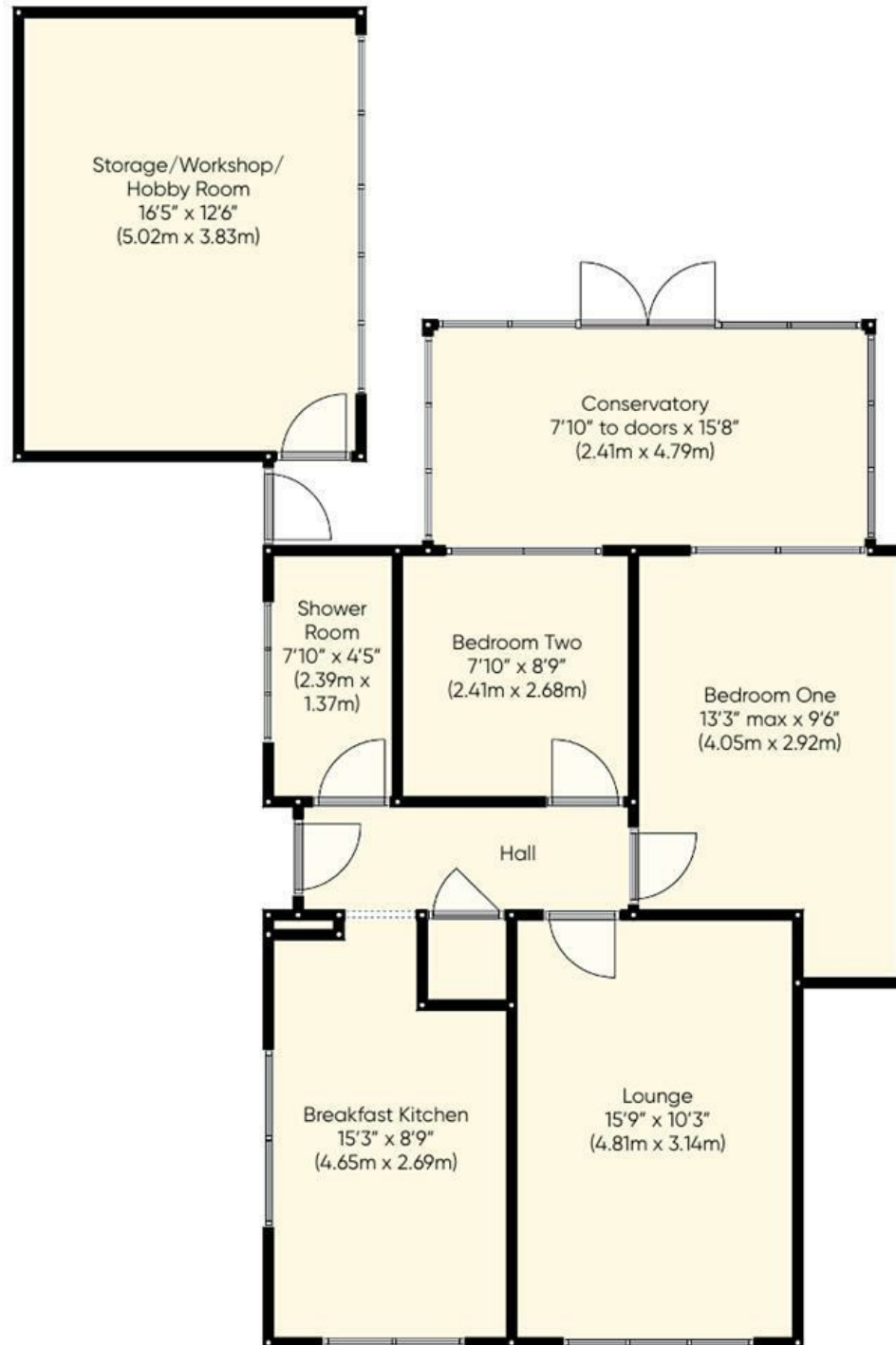
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A white cabinet with two glass-paned doors, displaying various items inside. A white bag is draped over the top of the cabinet.

A white rocking chair with a blue tote bag hanging from its seat. The bag features a white logo of a stylized wave or bird. A black space heater is positioned behind the chair.

A white wooden chair with a spindle back, positioned at the dining table.

A wooden dining table with a light-colored top and a cream-colored base. It is cluttered with various items, including a white bucket, a red basket, and some fabric.

A cardboard box with the Amazon Prime logo repeated vertically on its side.

A white refrigerator with a freezer compartment on top. It has several magnets and stickers on its surface.

A white chest freezer located below the refrigerator.

A white shelf mounted on the wall, holding various kitchen items such as jars, containers, and a vase with flowers.

A white front-loading washing machine with its door open, showing the drum. A dryer is visible behind it.

A large potted plant with long, thin green leaves, sitting on a white surface next to the washing machine.