



18 Sycamore Drive, Moira, Derbyshire, DE12 6HL

HOWKINS &
HARRISON

18 Sycamore Drive,
Moirā,
Derbyshire, DE12 6HL

Asking Price: £200,000

Situated within a quiet and secluded cul de sac, this two bedroom semi-detached bungalow is located within a popular development in Moira village. Close to excellent amenities and leisure walks, the accommodation in brief comprises:- a generous living room, rear kitchen, two bedrooms and a a wet toom.

Externally you will find ample off street parking in the form of a block paved driveway, a single detached garage and low maintenance gardens.

Features

- Quiet cul de sac location
- Village location
- Generous size living room
- Kitchen to the rear
- Wet room and two bedrooms
- Block paved driveway and detached garage
- Low maintenance gardens



Location

Moira village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities together with road links to the A42 dual carriageway and East Midlands conurbations. The village is home to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. The village boasts a local supermarket, post office, public houses, modern village hall and primary school. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moira Canal and Sarah's Wood (part of a historic visitor's centre).



Accommodation Details

A double glazed side entrance door with matching side screen leads into the entrance hall. Overlooking the front elevation are two bedrooms including a generous double, whilst to the rear is an 18ft living room with doors to outside and door into the fitted kitchen. Finally there is a three-piece wet room with fully tiled walls.

Outside

A generous block paved driveway provides ample off street hard standing for several vehicles leading to the detached sectional garage. To the front and rear you will find landscaped easy to maintain gardens, the rear benefiting from a large patio.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

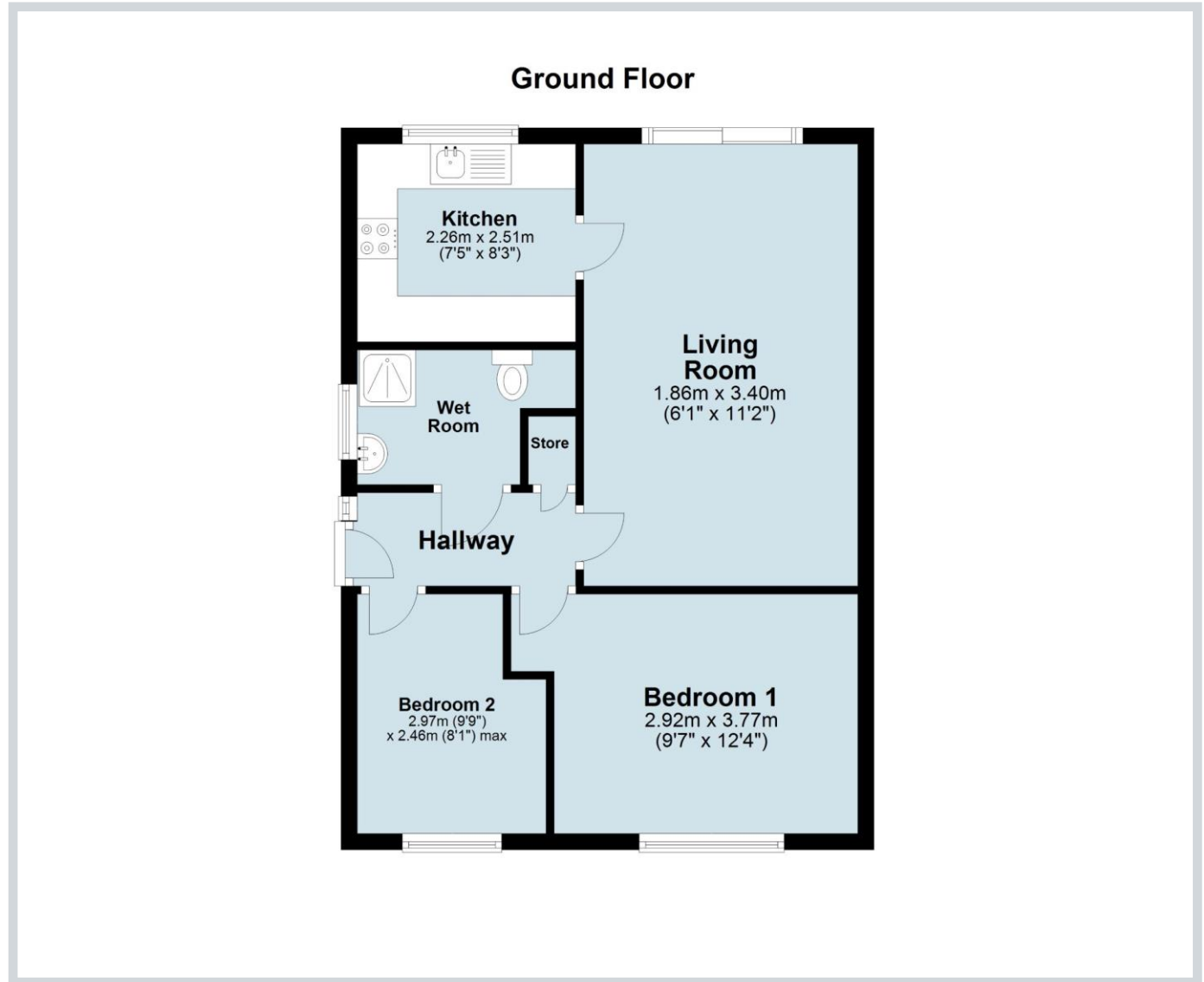
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - B



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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