



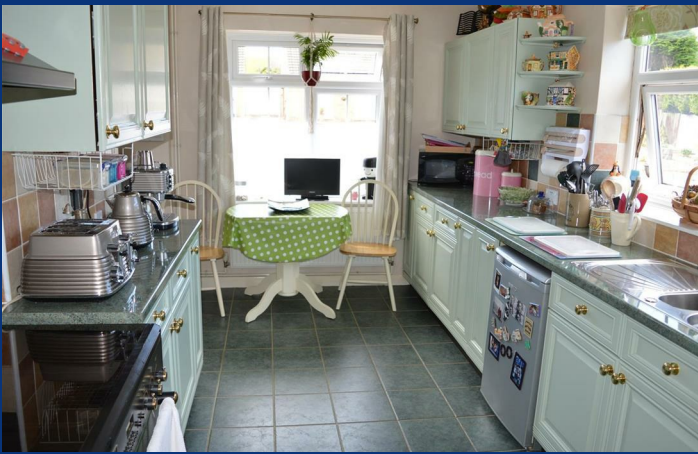
6, ESSEX CLOSE, DESFORD, LE9 9HP

£275,000

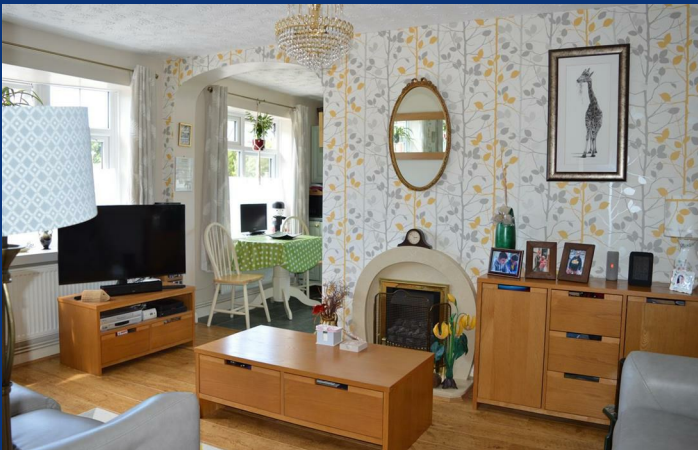
ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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A well presented and appointed detached bungalow situated in a delightful cul de sac position within walking distance of the centre of Desford village. The light and airy accommodation offers flexible living space with the benefit of gas fired central heating and UPVC double glazed windows and is approached via a canopy porch, entrance hall, breakfast kitchen, sitting room, dining room/bedroom 3, family bathroom and two bedrooms. To the rear of the property there is a large versatile conservatory/utility room. accessed via bedroom two. To the front of the property there is a wide frontage with driveway to both sides offering ample car standing. Purpose built good sized single detached garage. Front gardens and enclosed mature rear garden with shed and summerhouse.



LOCATION

The property is situated within the popular and sought after village of Desford . The village. which provides a good range of local shopping, educational and recreational facilities, and good access to local communication network including the A47, M1 and M69 motorways. Leicester city centre provides a comprehensive range of facilities including a mainline railway station with services in all directions including London St Pancras International, and the out of town shopping centre of Fosse Park.

VIEWINGS

All viewings should be arranged by calling Andrew Granger & Co on 0116 2429922.

ACCOMMODATION IN DETAIL

ENTRANCE HALL

Via traditionally styled front door with glazed inset, wood effect laminate flooring, radiator, useful storage cloaks cupboard. Access to loft void Loft access which is partially boarded and houses the gas fired central heating boiler.

KITCHEN 8'9" x 15'8" (2.69 x 4.78)

Comprising a range of fitted kitchen units with work surface over and inset one and a half bowl and sink

unit with mixer tap over and tiled surround. Further matching wall mounted cupboard units including display unit with leaded glazed doors, under counter lighting. Leisure Rangemaster cooker including with a four ring gas hob unit, and double oven and grill and canopy extractor fan over. Ceramic tiled flooring, radiator, UPVC double glazed window to the front elevation and side elevations and open archway to;

LOUNGE 10'6" x 15'5" (3.22 x 4.70)

With UPVC double glazed oriel bay window to the front elevation, living flame effect gas fire and radiator.

DINING ROOM / BEDROOM 3 7'10" x 15'7" (2.40 x 4.77)

With UPVC double glazed window to the front elevation and radiator.

BEDROOM ONE 13'9" x 13'9" (4.20 x 4.21)

With window to the rear elevation and radiator.

BEDROOM 2 7'11" x 8'10" (2.42 x 2.70)

With radiator and glazed doorway leading to the conservatory,

CONSERVATORY 31'8" x 6'5" (9.66 x 1.98)

A versatile conservatory which runs the full length across the back of the bungalow with ceramic tiled flooring., radiator. Utility area with working surfaces, plumbing for washing machine and space for tumble drier. UPVC door to the side of the property and further UPVC sliding patio doors giving access to rear gardens.

BATHROOM

Comprising white suite with double ended jacuzzi bath, mixer taps and shower attachment, separate shower with tiled surround and Mira Sport shower. Vanity sink unit with double cupboard beneath, low flush WC. radiator, extractor fan and UPVC double glazed window to the side elevation,

OUTSIDE

To the front of the property there is ample car standing to both sides of the bungalow and gravelled low maintenance gardens, extra wide single garage with electrically operated up and over door and further up





and over door to the rear and single door to side. To the rear is a mature garden with fenced and enclosed rear gardens with large patio area immediately, steps lead down to lawns with surrounding beds and borders.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

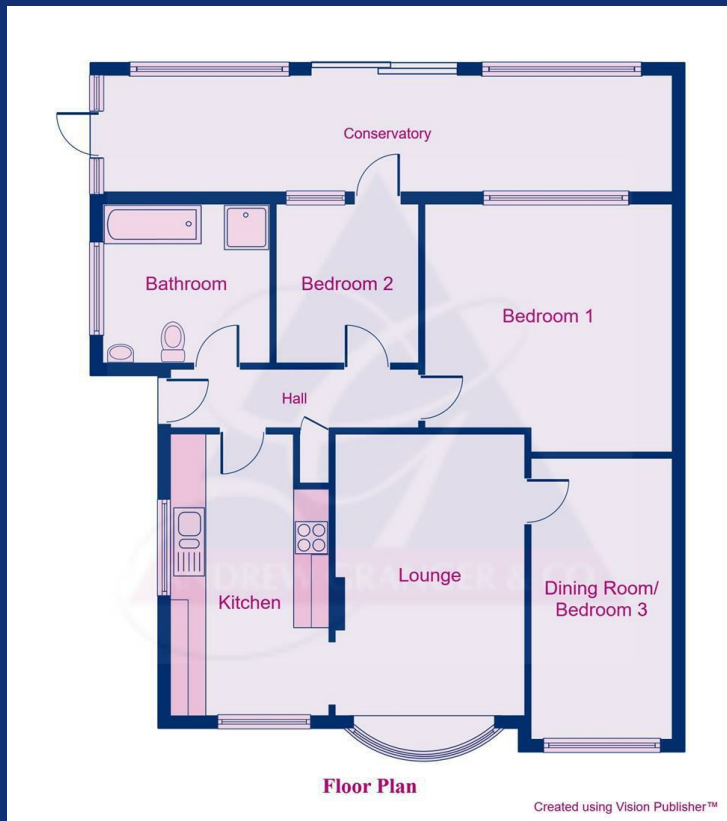
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE CERTIFICATE ENERGY PERFORMANCE RATING - D









LOCATION



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RICS



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