



Asking Price £579,950

Morland Avenue, Leicester, LE2 2PF

- Spacious Detached Bungalow
- Lounge-Diner
- Utility Room and Conservatory
- South Facing Rear Garden
- EPC Rating D Council Tax Band F
- Three Double Bedrooms
- Kitchen
- Shower Room and Guest Cloackroom
- Garage and Driveway
- Freehold



A fantastic opportunity to purchase a **THREE DOUBLE BEDROOM** detached **BUNGALOW** located in the sought after location of **STONEYGATE**.

The accommodation briefly comprises a porch, L-shaped entrance hall, guest cloakroom, lounge-diner, kitchen, utility room, three bedrooms and a shower room.

There is a good sized rear garden and a **DOUBLE GARAGE** with **DRIVE**.

Moreland Avenue is a favoured location with ease of access to popular schooling in both the state and private sector, a wealth of leisure and recreational facilities, niche shopping along Queens Road/Allandale Road and Leicester city centre, mainline railway station close by.

Being conveniently located for the hospitals and universities.

PORCH

4'2" x 3'4" (1.28 x 1.04)

Front door and door leading into,



ENTRANCE HALL

L Shaped, built in cupboard, access to loft, coving, two radiator, double glazed bay window to front aspect.



CLOACKROOM

6'8" x 6'8" (2.05 x 2.04)

Low level W/C, vanity unit, built in cupboard, radiator, double glazed frosted window to front aspect.



LOUNGE - DINER

28'9" x 14'11" (8.78 x 4.55)

Centre brick wall divider, gas fireplace, coving, three radiators, double glazed windows to side aspects, pair of double glazed doors to side aspect leading into garden, door into



OTHER ASPECT



OTHER ASPECT



CONSERVATORY

15'7" x 6'9" (4.77 x 2.06)

Radiator, power, pair of double glazed sliding doors to rear aspect and set of double glazed doors to side aspect.



KITCHEN

12'9" x 10'11" (3.89 x 3.35)

Fitted units with worktops and tiled splash backs, sink with drainer, four ring gas hob and extractor, integrated oven, space for fridge freezer, opening into the dining area, spot lights, radiator, two double glazed windows to side aspect, door to side elevation door into,

LEAN TO

6'6" x 4'2" (2.00 x 1.29)

Built in cupboard, doors to front and rear aspects.

UTILITY ROOM

6'8" x 5'7" (2.05 x 1.72)

'Worcester' boiler, plumbing for washing machine, double glazed window to side aspect.



BEDROOM ONE

18'5" x 11'11" (5.62 x 3.64)

Two fitted wardrobes, coving, two radiators, double glazed window to rear aspect.



BEDROOM TWO

14'6" x 10'5" (4.44 x 3.20)

Fitted wardrobe, radiator, coving, double glazed window to rear aspect.



SHOWER ROOM

8'11" x 6'8" (2.72 x 2.04)

Walk in shower cubicle, low level W/C, vanity unit, radiator, heated towel rail, spot lights, part tiled walls, double glazed frosted window to front and side aspects.



BEDROOM THREE

14'6" x 10'5" (4.44 x 3.19)

Fitted wardrobe, coving, double glazed window to rear aspect.

OUTSIDE

Nice sized rear garden mainly laid to lawn with established trees and bushes, paved seating area. Gate to front aspect.



COURTYARD AREA

Paved area enclosed by brick wall, with wooden door to front aspect leading onto driveway, water tap.

DOUBLE GARAGE

18'2" x 17'1" (5.55 x 5.21)

Meters, double glazed frosted windows to side aspects, wooden concertina doors to front elevation.

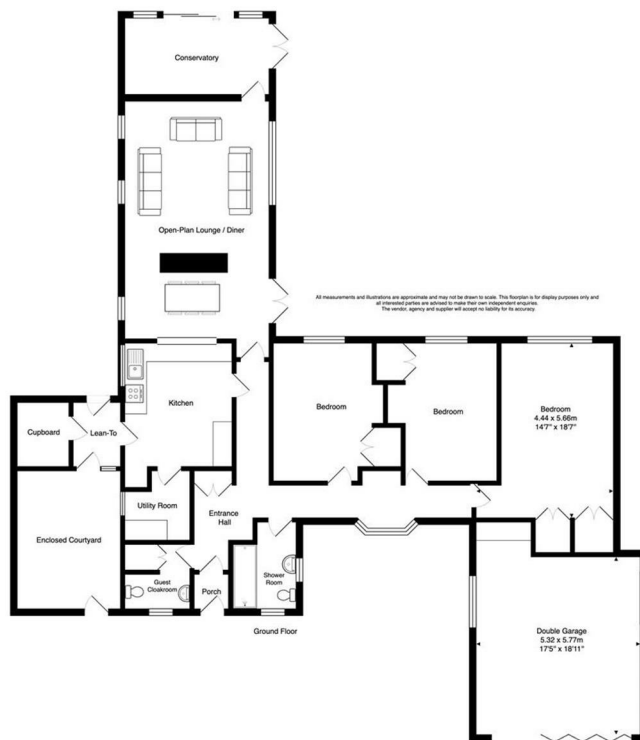
FREE VALUATION

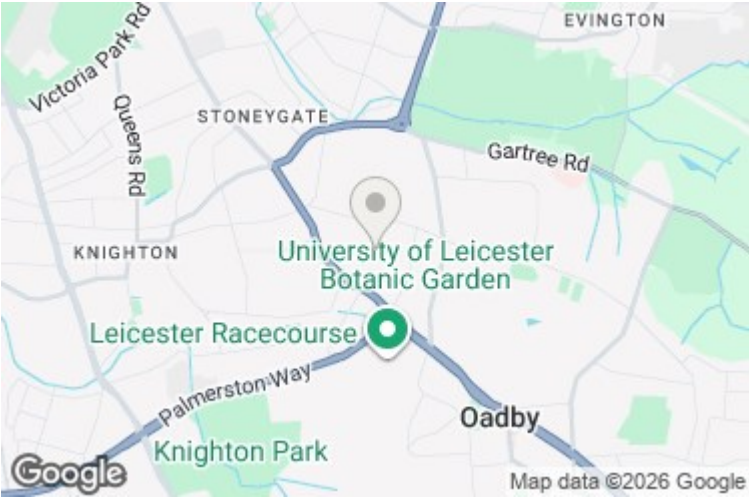
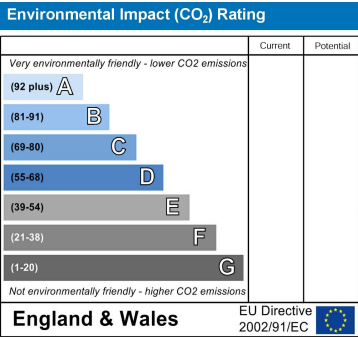
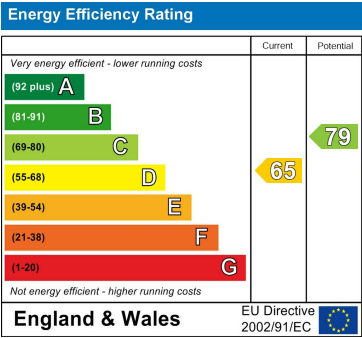
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please

Saturday 9am - 4pm



This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks





Barkers

Est.1985

THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

