

Alexanders
MarketMakers.

Station Drive
Moira

- Pleasant detached bungalow
- Rich in character and charm
- Enviable cul de sac position
- Open plan kitchen/living/dining room
- Two spacious bedrooms
- Contemporary shower room
- Low-maintenance rear garden
- Ample off-road parking
- EPC Rating C / Council Tax Band C / Freehold

Alexanders of Ashby are delighted to present to the market this outstanding detached bungalow, formerly serving as The Mess Room to the neighbouring Victorian Station House before being tastefully reimagined by local developers. Tucked away in an enviable cul-de-sac position, the property enjoys a peaceful setting alongside private gardens and the added benefit of off-road parking.

Internally, the home offers beautifully light-filled living spaces, beginning with an entrance porch complete with a useful cloaks cupboard. This leads into a superb open-plan living area, where a feature fireplace with a usable chimney creates a charming focal point. The space provides generous room for both sitting and dining and seamlessly incorporates a stunning contemporary kitchen. The kitchen is fitted with a range of base and full-height units, complemented by sleek work surfaces and the added luxury of underfloor heating.

Further accommodation is accessed via a central hallway and comprises two delightful bedrooms, both offering comfortable proportions suitable for a variety of uses. These are served by a stylish, modern shower room, completing the internal layout.

Externally, the property has been designed with low maintenance in mind. The front approach features shaped block-paved pathways and gravelled beds, while to the side there is a pleasant patio area alongside a neatly lawned garden, ideal for relaxing or entertaining.













Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band C.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

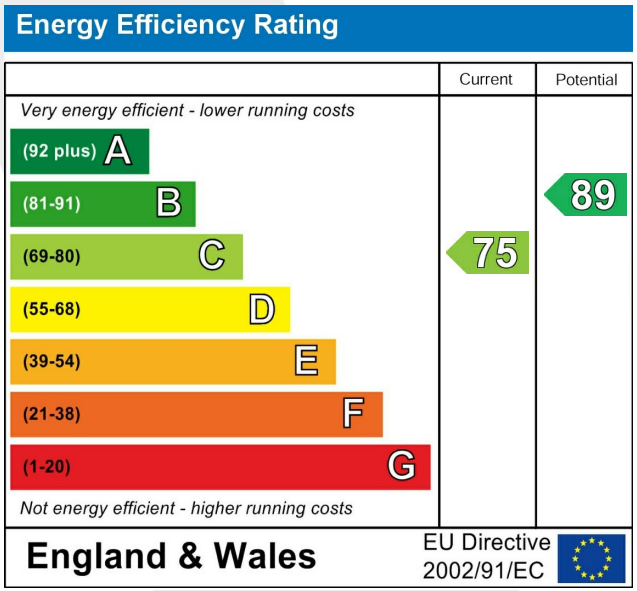
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

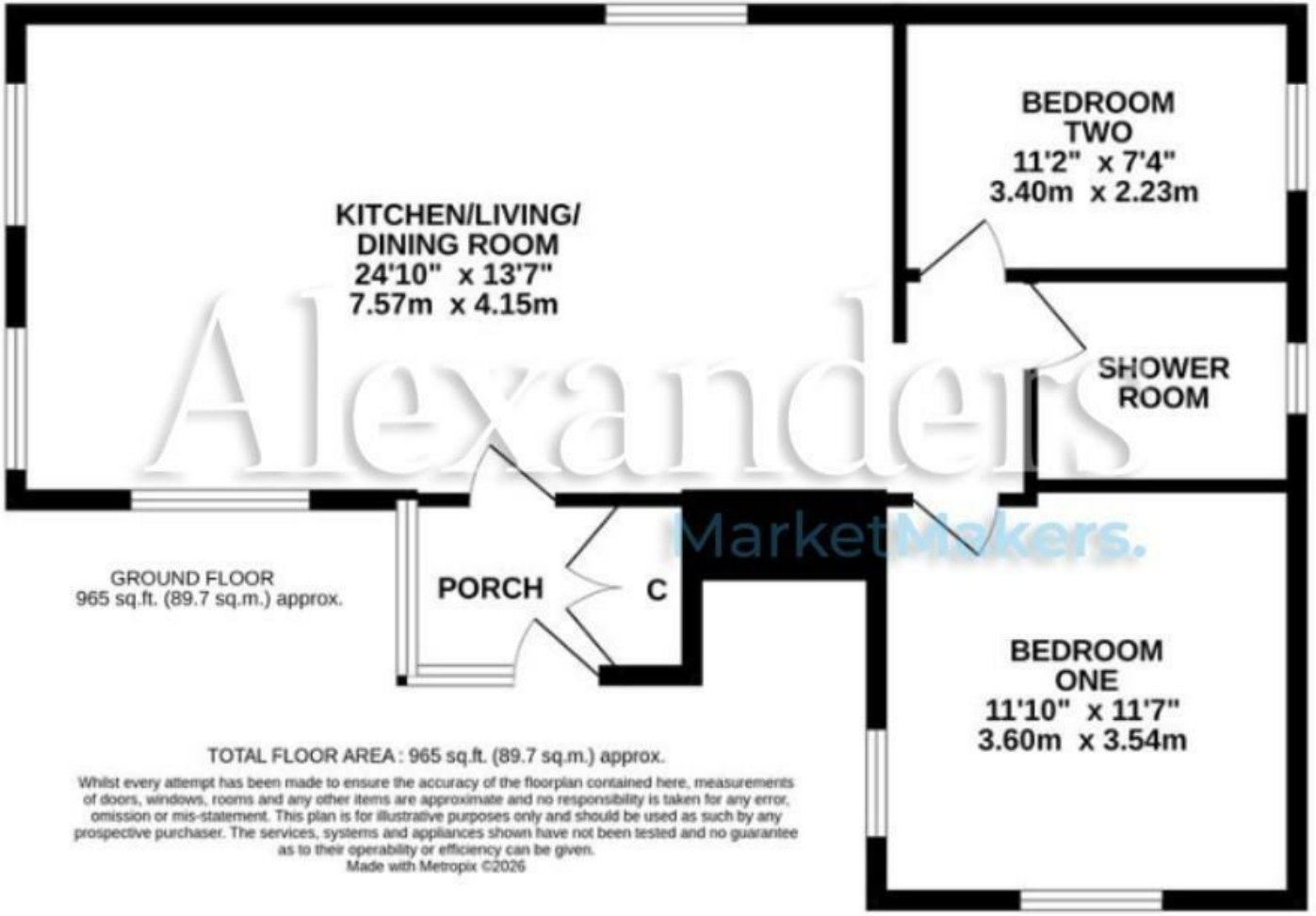
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
89
England & Wales
EU Directive 2002/91/EC


KITCHEN/LIVING/
DINING ROOM
24'10" x 13'7"
7.57m x 4.15m
BEDROOM
TWO
11'2" x 7'4"
3.40m x 2.23m
SHOWER
ROOM
PORCH
C
BEDROOM
ONE
11'10" x 11'7"
3.60m x 3.54m
GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.
TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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