



10 Salisbury Close
Desford, LE9 9HJ
£325,000



10 Salisbury Close

Desford, Leicester, LE9 9HJ

A well presented much extended 4 bedroom semi detached family home situated in cul-de-sac position close to school & shops in the sought after West Leicestershire village of Desford. The benefits from full gas central heating (2 year old boiler) UPVC double glazing, pvc fascia, tastefully decorated. Generous family sized accommodation includes hall, 17' lounge, fully fitted 21' kitchen-diner with appliances, 20' conservatory with underfloor heating, utility room & wc. Upstairs a landing leads to 4 good sized bedrooms and a family shower room refitted 2023. Occupying a quiet position, there is a 2 car driveway and single garage. Easy maintained private garden. Freehold. Council tax band C. Early viewing is strongly recommended!

Entrance Hall

Composite double glazed entrance door, UPVC double glazed window, tiled flooring.

Lounge

16'11" x 11'7" (5.17m x 3.55m)

A bright and airy spacious living room with large UPVC double glazed picture window to front, radiator, solid oak engineered wooden flooring, gas fire set in attractive pewter fireplace with wooden surround, stairs to first floor.

Living Kitchen

21'0" x 12'4" (6.41m x 3.76m)

A terrific living/dining kitchen which was fully modernised in 2016. UPVC double glazed French doors leading into conservatory, UPVC double glazed window to rear, tiled flooring, recessed spotlights to ceiling, radiator. The kitchen is fully fitted with a modern range of base, drawer & eye level units, work surfaces with tiled surrounds, composite sink unit with mixer taps, built-in stainless steel electric oven, 5 ring gas hob with extractor hood, radiator. Pantry store.

Conservatory

20'6" x 9'6" (6.25m x 2.90m)

A superb spacious conservatory which could be used for a number of purposes. UPVC double glazed construction with a tall apex polycarbonate roof, French doors leading out to garden, tiled flooring with underfloor heating.

Utility Room

10'4" x 3'10" (3.16m x 1.17m)

UPVC double glazed window to rear, tiled flooring, radiator, fitted with base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer taps. Provision and space for usual appliances.

Side Passage

The side passage provides access to and from the front and rear of the property yet secures the full width of the plot. UPVC double glazed doors to front and rear.

Cloaks/wc

Modern white wash hand basin & wc.

First Floor: Galleried Landing

Access to loft, cupboard, laminate flooring, recessed spotlights to ceiling.

Bedroom One

13'0" x 10'11" (3.98m x 3.34m)

UPVC double glazed window with blinds to front, radiator, laminate flooring.

Bedroom Two

11'6" x 10'5" (3.52m x 3.20m)

UPVC double glazed window with blinds to front, laminate flooring, radiator.

Bedroom Three

11'5" x 10'6" (3.50m x 3.21m)

UPVC double glazed window with blinds to rear, laminate flooring, radiator.

Bedroom Four

6'11" x 6'7" (2.13m x 2.03m)

UPVC double glazed window with blinds to front, laminate flooring, radiator.

Shower Room

7'7" x 5'5" (2.33m x 1.67m)

UPVC double glazed opaque window, chrome heated towel rail, tiled flooring, fully tiled walls, spotlights to ceiling, extractor fan, walk-in shower enclosure with twin head shower, vanity wash hand basin, wc.

Outside

The open plan front garden has lawn and shrubs, block paved driveway for 2 cars side by side leading to single garage (16'4 x 8'0) with up & over door, central heating boiler.

The private rear garden has two patio's, raised beds, lawn, shrubs, fully fenced & hedged boundaries.

Local Authority & Council Tax Info (HBBC)

This property falls within Hinckley & Bosworth Borough Council (www.hinckley-bosworth.gov.uk)

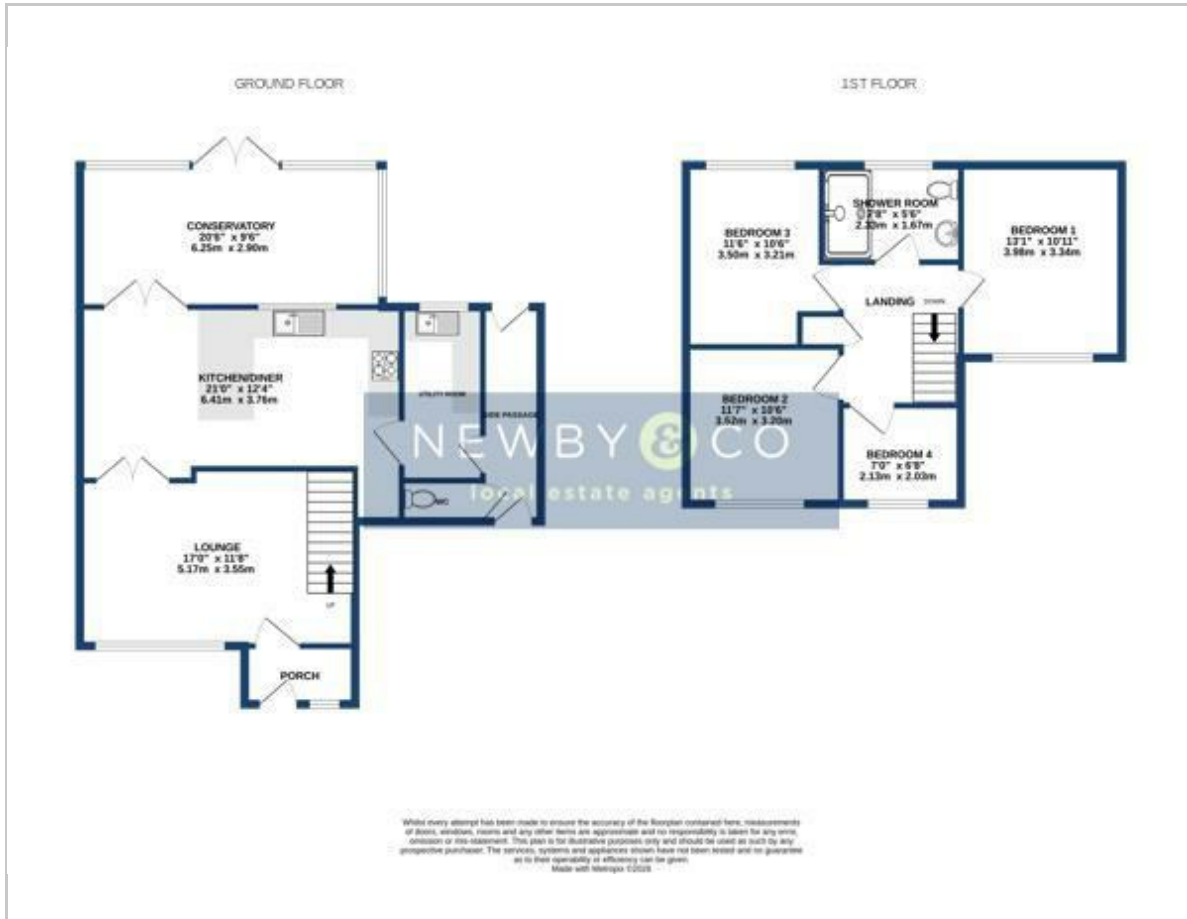
It has a Council Tax Band of C which means a charge of £2124.85 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

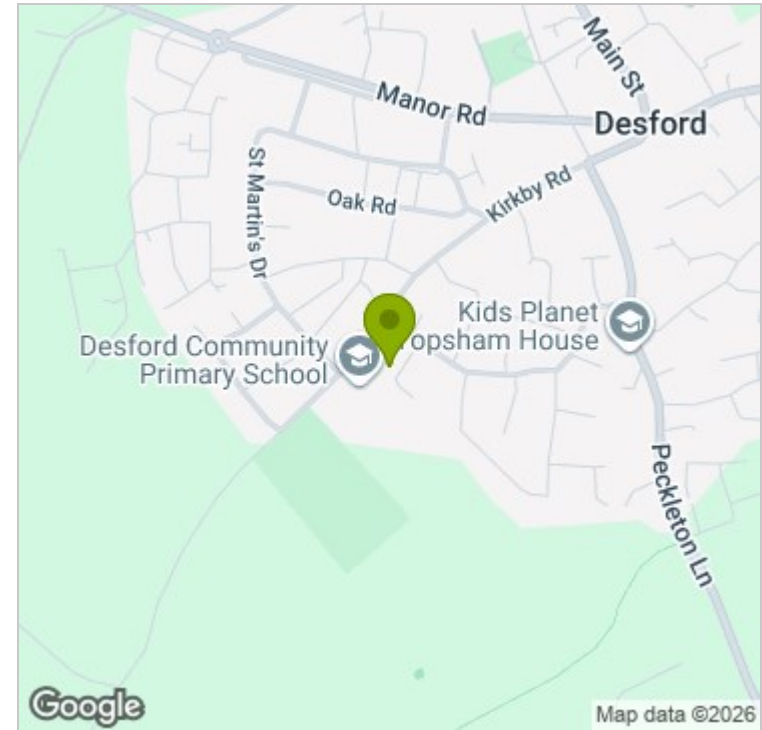


Viewing

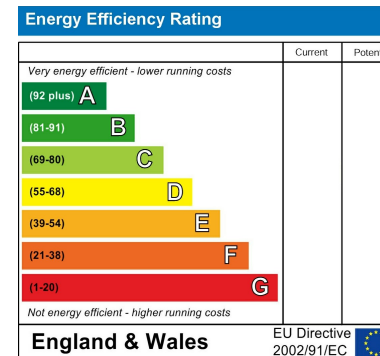
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk



NEWBY & CO
local estate agents