

FAIRVIEW COTTAGE

LEICESTER ROAD, OADBY, LEICESTERSHIRE LE2 5BD



JAMES
SELICKS

An attractive and modern semi-detached bungalow with spacious accommodation including a generous dining kitchen, two bedrooms and two bathrooms, in a secluded location with an integral garage.

Spacious bungalow • dining kitchen • utility room • master bedroom • en-suite shower room • single bedroom • bathroom • integral single garage • three off road parking spaces • low maintenance front garden • lawned rear garden • NO UPWARD CHAIN • uPVC double glazing throughout • convenient location • EPC - C

Location

Oadby lies approximately three miles south of the city centre with its professional and cultural quarters, mainline railway station, hospitals and universities. The area is well served with local amenities including specialist shopping along the Allandale Road/Francis Street parades, an abundance of leisure and recreational facilities within the vicinity and popular schooling in both the state and private sectors, being within the catchment area for the renowned Beauchamp College.

Accommodation

This delightful bungalow is entered into a porch which houses the alarm system, and in turn leads to a spacious entrance hall with loft access.

Ahead is the dining kitchen which is of a generous size and has an excellent range of wood effect eye and base level units and drawers under a wooden effect worktop providing ample preparation space. Appliances include an eye level black Belling double oven, Belling integrated fridge, a Hotpoint four ring induction hob with a Belling extractor hood over. The kitchen sink is positioned under the window to enjoy views over the garden. To the corner the Glow Worm boiler is house within a matching cabinet. A door leads through to a utility room with matching cabinets and worktops as the kitchen. A sink again, is positioned under the window. There is a Hotpoint washing machine and a separate LEC fridge and freezer. A door provides access into the single integral garage which has power and lighting. The sitting room enjoys views of the rear garden via a window to the rear elevation. A further window to the side has obscure glazing.

The master bedroom boasts a range of fitted wardrobes and cupboards positioned around the bed area and a fitted chest of drawers. The master also benefits from an ensuite shower room with a corner shower enclosure, enclosed WC, wash hand basin with fitted storage below, further cupboards and a light up mirror above. The bedroom is completed by a window to the front elevation. Bedroom two is a single and has a window to the front elevation. The bathroom completes the accommodation and comprises a panelled bath, a wash hand basin set within a vanity unit with storage and work surface, an enclosed WC, light up mirror, and a window to the side elevation.







Outside

To the front of the property are three parking spaces: two to the side and one in front of the garage. The front low maintenance garden is predominantly enclosed by a brick wall with paved path to the front door with decorative gravelled borders. The single integral garage has an electric up and over door and has lighting and power.

The rear garden has a small patio area to the side, adjacent to the kitchen ideal for entertaining. To the rear is a predominantly lawned garden, which has stock planted borders, and side access leading to the front of the property. The rear garden gently slopes to the rear and has a set of steps in the middle of the lawn.

Tenure: Freehold.

Local Authority: Oadby & Wigston Borough Council, **Tax Band:** C

Conservation Area: London Road and Saint Peters

Listed Status: None

Non-standard construction: Believed to be standard.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: unknown.

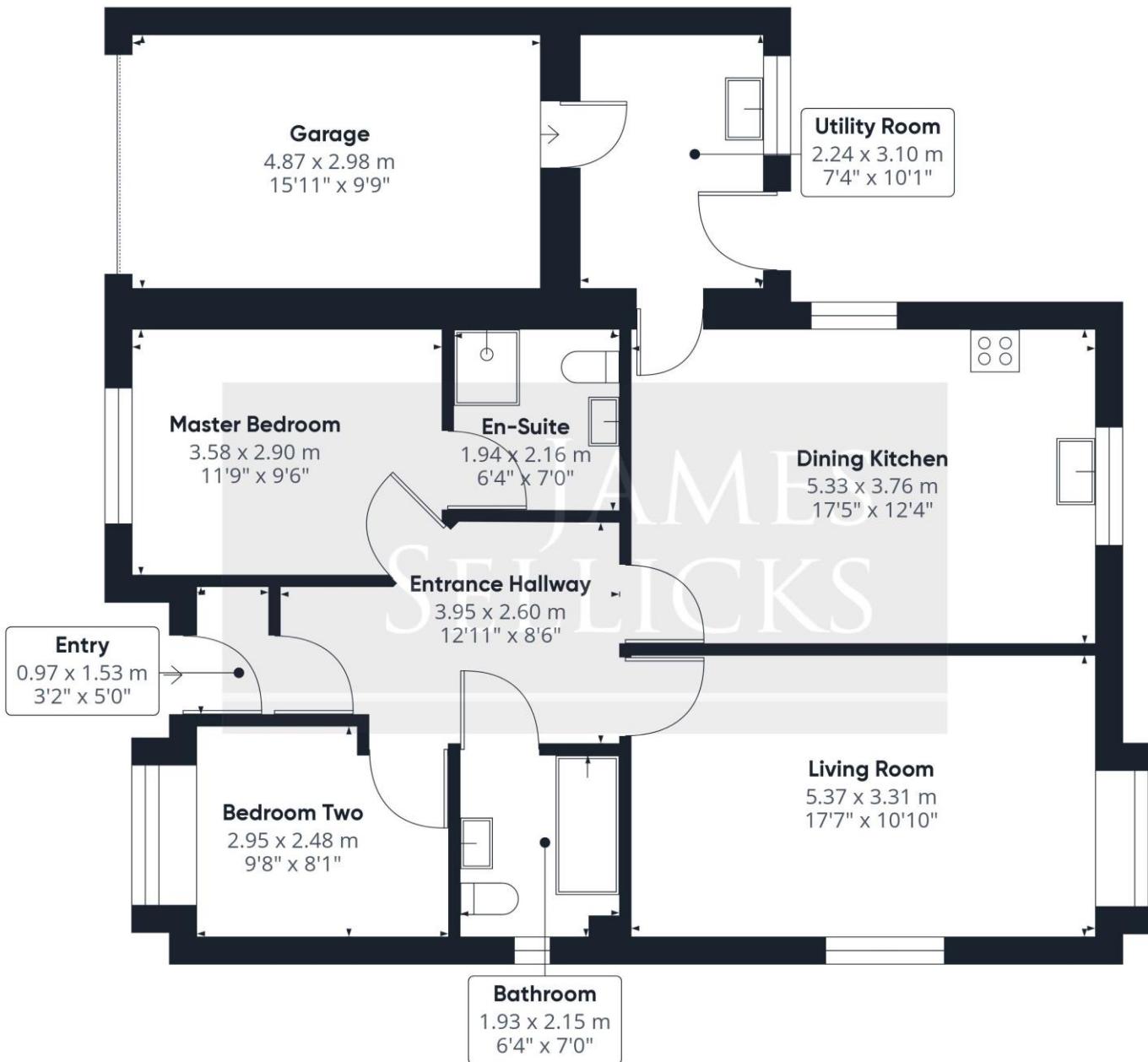
Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

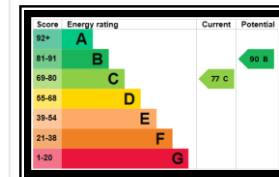
Accessibility: None our Clients are aware of.

Planning issues: None our Clients are aware of.





Approximate total area⁽¹⁾
97.21 m²
1046.36 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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