

JAMES
SELICKS



4 ELIZABETH DRIVE

OADBY, LEICESTER LE2 4RD

GUIDE PRICE: £325,000

A well proportioned, two bedroom detached bungalow in the heart of Oadby in need of extensive upgrading and refurbishment. The property is thought suitable for extension to two-storeys (subject to the necessary planning consents).

Porch • entrance hall • sitting room • kitchen • rear hallway • two bedrooms • bathroom • separate WC • lawned frontage • driveway • single garage • lawned rear gardens • uPVC double glazing • EPC - D

Location

Elizabeth Drive lies just off the A6 London Road, providing convenient access into Oadby village centre, offering a popular and attractive range of local shopping facilities along The Parade. Oadby is also well served by sporting and leisure facilities and schooling of all grades in the state and private sector. Leicester city centre with its professional quarters, mainline railway station and extensive shopping amenities is just over three miles distant.

Accommodation

Double wooden front doors and a tiled porch with double inner doors lead into a bright central hallway with access to all rooms and the loft (with ladder). The large sitting room has a bay window to the front elevation, a further window to the side and a tiled fireplace with an inset gas fire. The kitchen has a part bay window to the rear, plenty of storage cupboard space, worktops and a stainless steel sink with cupboard under; and a shelved pantry cupboard off with a rear window. A rear hallway to the side of the property provides external access and a separate boiler cupboard housing the Worcester Bosch boiler.

The generous master bedroom has a bay window to the front elevation and a good range of built-in bedroom furniture including wardrobes, cupboards, drawers, a vanity unit with mirror and bedside units. Bedroom two has a square bay window to the rear elevation and built-in double wardrobes with cupboards above and a vanity unit with mirror. The bathroom has a panelled bath electric shower over and a pedestal wash hand basin, part tiled walls and an opaque glazed window to the rear. A separate WC with an opaque glazed window to the rear provides a low flush suite.

Outside

The property has a lawned frontage behind a low level retaining brick wall with a path leading to the front door and a concrete driveway providing off street car standing and access to a single garage with an up and over door, a window to the side, power and lights. Gated side access leads to the rear of the property are pretty gardens, mainly laid to lawn with a paved patio area and a path leading to a further area with large conifer trees to the rear providing privacy, fenced and mature bush boundaries.

Tenure: Freehold

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

Conservation Area: No.

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.

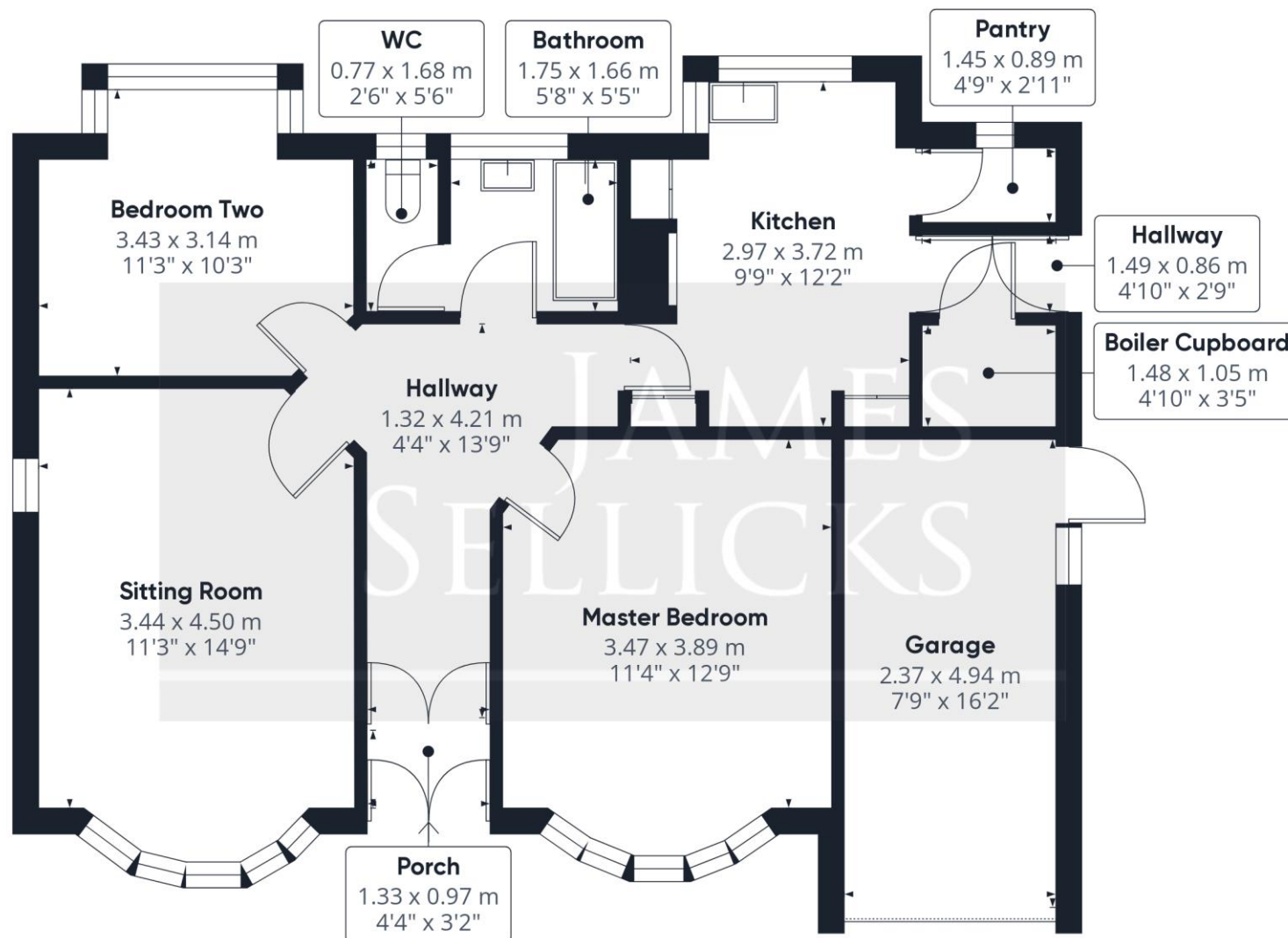
Accessibility issues : Single-storey property, no accessibility modifications made.

Planning issues: None our Clients are Aware of.









Approximate total area⁽¹⁾

79.33 m²

853.89 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.

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseelicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseelicks.com



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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.

