

**FOR SALE**

**£475,000**

4 Bed Detached House in The Morwoods, Leicester LE2 5ED



## PROPERTY FEATURES

- Family Home
- Detached
- Extended
- En-Suite Bathroom
- Garage
- Fab Rear Garden
- Quiet Cul-De-Sac
- Downstairs W.C.
- Conservatory
- Call To View



## FULL DESCRIPTION

### SUMMARY

Very well presented and extended detached family home for sale in the heart of Oadby. The current owners have lived at the property for 44 years and over that time have extended to the front and side of the property making the home more than ample for today's modern family. The accommodation comprises entrance hall, sitting room, inner hall, downstairs w.c., lounge diner, conservatory, kitchen diner, four bedrooms, en-suite bathroom, re-fitted four piece bathroom suite, garage, off road parking and wonderful rear garden. One not to miss!

### ENTRANCE HALL

With window to the side elevation, laminate floor and radiator.

### SITTING ROOM

17' 3" x 9' 11" (5.26m x 3.02m) With bay window to the front elevation, laminate floor and radiator.

### HALL

With stairs off to the first floor, dado rail and radiator.

### WC

6' 2" x 4' 2" max (1.88m x 1.27m) Comprising wash hand basin, low flush w.c., tiled splash backs, spotlights, tiled floor, window to the side elevation and radiator.

### LOUNGE/DINER

18' 8" max x 16' 11" max (5.69m x 5.16m) With log burner and fireplace, patio doors to the conservatory, windows to the side and rear elevations, two radiators, coving to the ceiling and dado rail.

### KITCHEN/DINER

19' 8" max x 15' 6" max (5.99m x 4.72m) Comprising base





# Phillips George



and wall mounted units with complementary work surfaces, good size pantry, sink unit with drainer, cupboard housing the boiler, built in gas hob, electric oven and extractor hood, plumbing for washing machine, tiled floor, windows to the rear and side elevations and door to the rear garden.

## LOBBY

With door to the garage.

## CONSERVATORY

8' 6" x 7' 3" (2.59m x 2.21m) With windows to the side and rear elevations, laminate floor and French doors to the rear garden.

## LANDING

With dado rail and access to the loft. The loft is insulated and boarded with a light,

## BEDROOM

10' 10" x 10' 5" (3.3m x 3.18m) With window to the front elevation and radiator.

## ENSUITE

7' 8" x 5' 2" (2.34m x 1.57m) Comprising panelled bath with shower over, wash hand basin, low flush w.c., tiled splash backs, radiator and window to the rear elevation.

## BEDROOM

13' x 9' 9" (3.96m x 2.97m) With a selection of built in wardrobes, window to the rear elevation and radiator.

## BEDROOM

10' 2" x 9' 9" (3.1m x 2.97m) With coving to the ceiling, window to the front elevation and radiator.

## BEDROOM

9' 11" x 8' 8" (3.02m x 2.64m) With airing cupboard, radiator and window to the rear elevation.

## BATHROOM

12' 9" max x 11' 10" max (3.89m x 3.61m) Comprising double walk in shower, panelled bath, vanity wash hand basin, low flush w.c., tiled splash backs, shelving, tiled floor, heated towel rail, spotlights, window to the rear elevation and radiator.

## GARAGE

With up and over door, light and power.

## OUTSIDE

The front of the property has a lawn garden area and paved

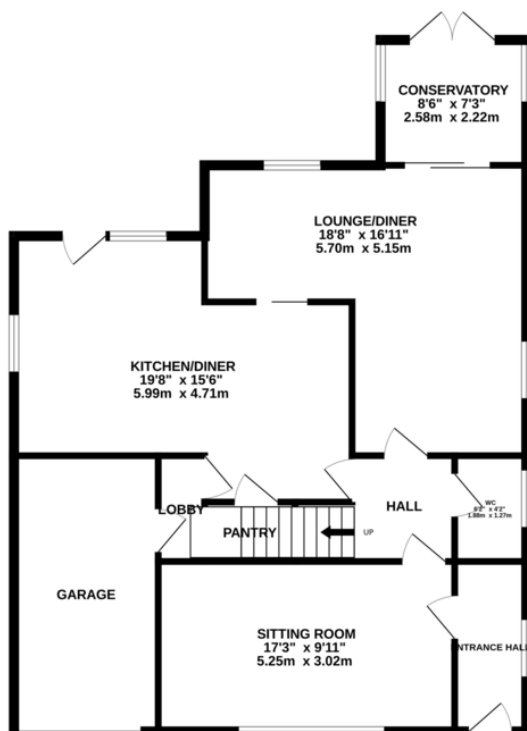




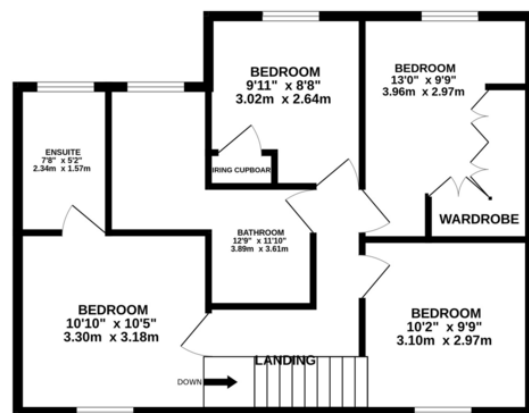
Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100)	<b>A</b>
(81-91)	<b>B</b>
(69-80)	<b>C</b>
(55-68)	<b>D</b>
(39-54)	<b>E</b>



GROUND FLOOR  
996 sq.ft. (92.6 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

