



FOR SALE

£600,000

7 Bed Detached House in Severn Road, Oadby, LE2 4FU



PROPERTY FEATURES

- No Chain
- Heavily Extended
- Detached House
- Seven Bedrooms
- Four Reception Rooms
- Double Garage/Home Gym
- Ideal For Multi Generational Family
- Ample Parking
- Popular Location
- Call To View



FULL DESCRIPTION

SUMMARY

*** No Chain *** Generously extended family home located in a popular suburb of Oadby and close to local schools and other amenities. The property would be ideal for a larger family or a multi generation family with a mixture of ground floor and first floor bedrooms. The overall accommodation comprises porch, entrance hall, lounge, sitting room, dining room, conservatory, kitchen, entertaining kitchen, two ground floor bedrooms, double garage/home gym. Upstairs are 5 further bedrooms, family room and a family bathroom. There is a pleasant garden to the rear and ample off road parking to the front.

PORCH

With laminate floor.

ENTRANCE HALL

With storage cupboard, laminate floor, coving to the ceiling, stairs off to the first floor, thermostat and radiator.

WC

Comprising vanity wash hand basin, low flush w.c., tiled splash backs, coving to the ceiling and window to the front elevation.

LOUNGE

22' 8" x 12' 2" (6.91m x 3.71m) With fireplace, coving to the ceiling, window to the front elevation and radiator.

SITTING ROOM

13' 2" x 9' 3" (4.01m x 2.82m) With coving to the ceiling, radiator and patio doors to the rear garden.

DINING ROOM

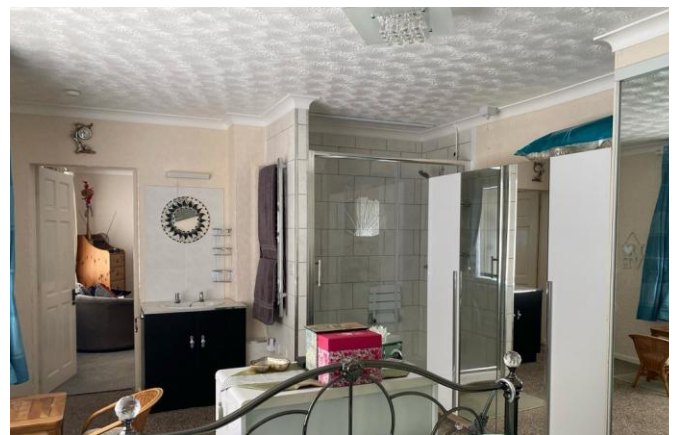
13' 6" x 9' 2" (4.11m x 2.79m) With coving to the ceiling, radiator and patio doors to the rear garden.

KITCHEN

14' 11" x 9' 8" (4.55m x 2.95m) Comprising base and wall mounted units with complementary worksurfaces, sink unit with drainer, gas hob and extractor hood, tiled splash backs, storage cupboard, coving to the ceiling, spotlights and window to the side elevation.

BEDROOM

16' 11" x 9' 8" (5.16m x 3.56m) With double shower cubicle, vanity wash hand basin, built in wardrobes, coving to the ceiling, window to the front elevation and radiator.



Phillips George



LOBBY

With tiled floor, coving to the ceiling and door to the side of the property.

BEDROOM

16' 11" max x 11' 2" max (5.16m x 3.4m) With vanity wash hand basin, built in wardrobes, coving to the ceiling, radiator and patio doors to the Conservatory.

CONSERVATORY

17' 5" x 9' 1" (5.31m x 2.77m) With electric fire and fireplace, windows to the side and rear elevations and patio doors to the rear garden.

KITCHEN/DINER

25' 11" x 7' 11" (7.9m x 2.41m) Comprising base and wall mounted units with complementary work surfaces, island/seating area, plumbing for washing machine, sink unit with drainer, 5 ring gas hob, extractor unit, spotlights, tiled floor, windows to the side and rear elevations and French doors to the rear garden.

DOUBLE GARAGE

15' x 13' 7" (4.57m x 4.14m) With spotlights and electric roller door.

LANDING

With airing cupboard, window to the side elevation, coving to the ceiling, radiator and access to the loft. The loft is insulated and part boarded.

BEDROOM

9' 8" x 7' 1" (2.95m x 2.16m) With coving to the ceiling, radiator and window to the rear elevation.

BEDROOM

9' 8" x 7' 9" (2.95m x 2.36m) With storage cupboard, coving to the ceiling, window to the rear elevation and radiator.

BEDROOM

12' 2" x 9' 7" (3.71m x 2.92m) With coving to the ceiling, radiator, window to the front elevation and storage cupboard. The storage cupboard has a sink unit, wall mounted water heater and spotlights.

FAMILY ROOM

12' 9" x 9' 11" (3.89m x 3.02m) With coving to the ceiling, radiator and window to the rear elevation.

BEDROOM

16' 10" max x 11' 2" (5.13m x 3.4m) With shower cubicle, vanity wash hand basin, built in wardrobes, coving to the ceiling, radiator and window to the rear elevation.

BEDROOM

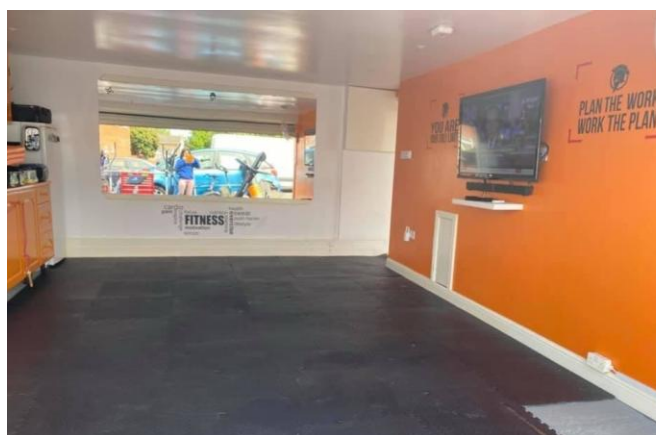
16' 11" x 11' 8" max (5.16m x 3.56m) With double vanity wash hand basin, tiled splash backs, built in wardrobes, coving to the ceiling, radiator and window to the front elevation.

BATHROOM

7' x 6' 6" (2.13m x 1.98m) Comprising panelled bath with shower over, wash hand basin, low flush w.c., tiled splash backs, heated towel rail, coving to the ceiling and window to the front elevation.

OUTSIDE

The front of the property is block paved and provides parking for multiple vehicles. The rear garden is well maintained and mainly laid to lawn with flower borders, patio area, outside cooking stove with a fenced and conifer surround.

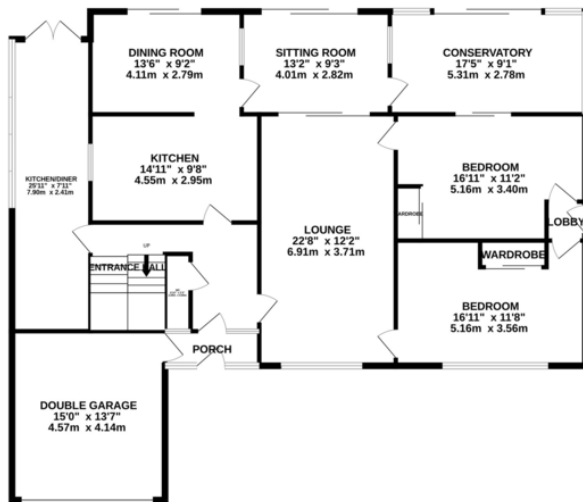




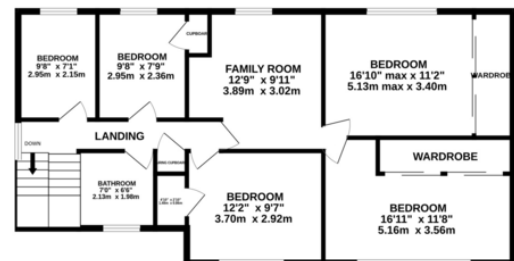
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1747 sq.ft. (162.3 sq.m.) approx.



1ST FLOOR
936 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 2682 sq.ft. (249.2 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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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.

