



FOR SALE

3 Bed Detached House in Waveney Rise, Oadby, LE2 4GG

Offers Over £400,000



PROPERTY FEATURES

- Immaculate Throughout
- Popular Location
- Detached Family Home
- Three Bedrooms
- Downstairs W.C.
- Ample Off Road Parking
- Extended
- Close To Good Schools
- Play Room
- Call To View



FULL DESCRIPTION

SUMMARY

Immaculate and well proportioned detached home that would suit any family. The property is close to selection of great local schools, amenities and transport links. The current owners have refurnished the accommodation and it now comprises porch, entrance hall, lounge, snug, kitchen diner, play room, downstairs w.c., three bedrooms, family bathroom, rear garden and ample off road parking.

PORCH

With tiled floor, spotlights and windows to both side elevations.

ENTRANCE HALL

With tiled floor with under floor heating, cloaks cupboard, feature radiator and stairs off to the first floor.

LOUNGE

16' 3" max x 10' 11" max (4.95m x 3.33m) With square bay window to the front elevation, feature electric fire and fireplace, spotlights and feature radiator.

FAMILY ROOM

16' x 8' 6" (4.88m x 2.59m) With French doors to the rear garden, spotlights and feature radiator.

PLAY ROOM

14' 11" x 6' 10" (4.55m x 2.08m) With spotlights, radiator and windows to the front and side elevations.

WC

6' 10" x 2' 9" (2.08m x 0.84m) Comprising vanity wash hand basin, low flush w.c., extractor fan, tiled floor, spotlights and under stairs storage cupboard.





KITCHEN/DINER

15' 2" x 14' 11" (4.62m x 4.55m) Comprising base and wall mounted units with complementary work surfaces and under unit lighting, sink unit with drainer, double oven, 5 ring gas hob and extractor hood, plumbing for dishwasher and washing machine, tiled splash backs, tiled floor with under floor heating, feature radiator, spotlights, window to the rear elevation and door to the rear garden.



LANDING

With airing cupboard, window to the side elevation, spotlights and access to the loft.

BEDROOM

11' 2" plus wardrobes x 9' 10" (3.4m x 3m) With a selection of built in wardrobes, spotlights, window to the front elevation and radiator.



BEDROOM

9' 4" x 8' 9" plus wardrobes (2.84m x 2.67m) With a selection of built in wardrobes, spotlights, window to the rear elevation and radiator.

BEDROOM

7' 5" x 7' 1" (2.26m x 2.16m) With spotlights, radiator and window to the front elevation.



BATHROOM

7' 4" x 5' 5" (2.24m x 1.65m) Being fully tiled and comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., tiled floor, heated towel rail, extractor fan and window to the rear elevation.

OUTSIDE

The front of the property is paved and provides ample off road parking. The rear garden is mainly laid to lawn with a decked area, trees, outside tap and a fenced surround.

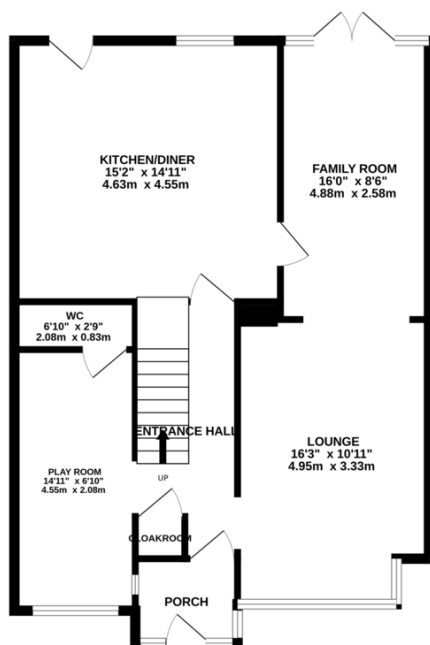




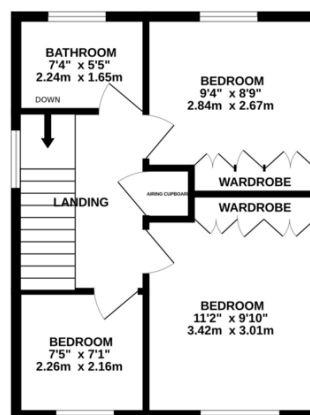
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
770 sq. ft. (71.5 sq.m.) approx.



1ST FLOOR
394 sq. ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

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.

