



**FOR SALE**

4 Bed Semi-Detached House in Stoughton Road, Oadby, LE2 4FQ

**Offers Over £475,000**



## PROPERTY FEATURES

- No Chain
- Immaculate Throughout
- 1920's Semi Detached
- Ideal Family Home
- Highly Desirable Street
- Conservatory
- Four Bedrooms
- Original Features
- En-Suite To Master
- Call To View



## FULL DESCRIPTION

### SUMMARY

\*\*\* No Chain \*\*\* Immaculate 1920's semi detached family home on arguably one of the most sought after streets in Oadby. The property has been lovingly maintained during the sellers ownership, retaining original features. The accommodation comprises entrance hall, lounge, dining room, conservatory/games room, store, downstairs w.c., kitchen diner, utility area, four bedrooms, en-suite to master, family bathroom and front and rear gardens. A house not to miss!

### ENTRANCE HALL

With stairs off to the first floor, feature single glazed window to the side elevation, dado rail, picture rail, coving to the ceiling, spotlights, laminate floor, radiator and storage cupboard.

### LOUNGE

18'3" plus bay x 13'11" (5.56m x 4.24m) With fireplace, square bay window to the front elevation, picture rail, dado rail and two radiators.

### DINING ROOM

13'11" x 11'10" (4.24m x 3.61m) With fireplace, picture rail, coving to the ceiling, window to the front elevation, laminate floor and radiator.

### CONSERVATORY/GAMES ROOM

18'5" x 8'6" (5.61m x 2.59m) With windows to the side and rear elevations, tiled floor, radiator and French doors to the rear garden.

### WC

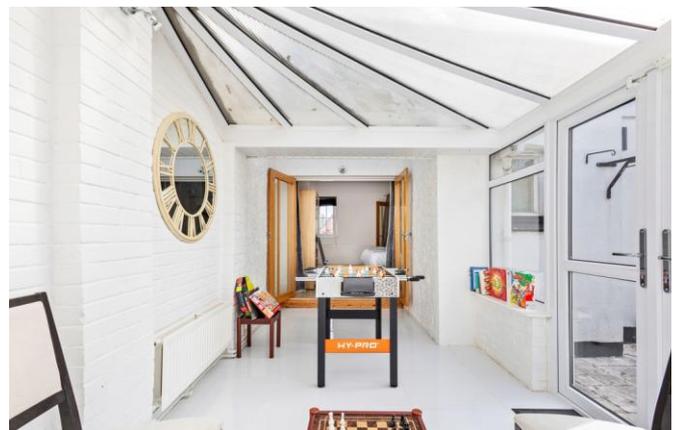
Comprising wash hand basin, low flush w.c., tiled splash backs, tiled floor and window to the side elevation.

### KITCHEN/DINER

18'2" x 9'4" (5.54m x 2.84m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, plumbing for washing machine and dishwasher, built in double oven, gas hob and extractor hood, tiled splash backs, spotlights, window to the side elevation, radiator and French doors to the rear garden.

### UTILITY AREA

5'3" x 4'3" (1.6m x 1.3m) With tiled floor.



# Phillips George



## LANDING

With built in storage, feature single glazed window to the side elevation and spotlights.

## MASTER BEDROOM

17'9" x 14'11" (5.41m x 4.55m) With built in wardrobes, fireplace, coving to the ceiling, window to the front elevation and radiator.

## ENSUITE

8'11" x 4'1" (2.72m x 1.24m) Being fully tiled and comprising double shower cubicle, vanity wash hand basin, low flush w.c., heated towel rail, shaver point, tiled floor and spotlights.

## BEDROOM

12'5" x 9'10" (3.78m x 3m) With built in wardrobes, fireplace, window to the rear elevation and radiator.

## BEDROOM

13'10" x 8'9" (4.22m x 2.67m) With fireplace, windows to the front and rear elevations and radiator.

## BEDROOM

9'4" x 7'11" (2.84m x 2.41m) With window to the side elevation and radiator.

## BATHROOM

9'x 4'8" (2.74m x 1.42m) Being fully tiled and comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., airing cupboard housing the boiler, tiled floor, heated towel rail and window to the side elevation.

## OUTSIDE

The front of the property is paved and walled with ornate flower borders. The rear garden is laid to lawn with patio area, flower borders, 2 garden sheds, external power points, gated side access and a fenced surround.

## SALES SUMMARY & MATERIAL INFORMATION

- Price : Offers Over £475,000
- Tenure : Freehold
- Length of lease : N/a
- Annual ground rent amount : N/a
- Ground rent review period : N/a
- Annual service charge amount : N/a
- Service charge review period : N/a
- Council tax band : D
- EPC Rating: E
- Property type: Semi Detached
- Property construction: Brick
- Number and types of room: Please refer to floorplan
- Electricity supply: mains
- Water supply: Mains
- Sewerage: Public sewer
- Heating: Gas Central Heating
- Broadband: Refer to Ofcom for broadband services
- Mobilesignal / coverage: refer to Ofcom mobile coverage checker
- Parking: On Street Parking
- Building safety: No known hazards
- Restrictions: No known restrictions
- Rights and easements: No known relevant rights or easements
- Coastal erosion risk: None
- Planning permission: No known planning permissions or proposals for development



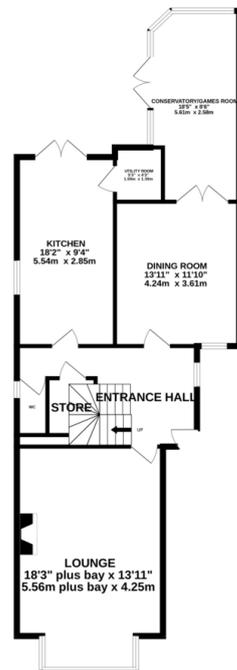


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
949 sq. ft. (88.2 sq.m.) approx.

1ST FLOOR  
756 sq. ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 1705 sq. ft. (158.4 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 errors, omissions or mis-statements. 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.

