



FOR SALE

£450,000

5 Bed Detached House in St. James Close, Oadby LE2 5UR



PROPERTY FEATURES

- Five Generous Bedrooms
- Spacious Lounge Diner
- Fitted Kitchen With Pantry
- Large Tandem Garage Over 35ft In Length
- Landscaped Front And Rear Gardens
- Ample Off Road Parking
- Larger Than Average Plot
- Offered With No Upward Chain
- Cul De Sac
- Contact Phillips George To View



FULL DESCRIPTION

Phillips George are delighted to present this spacious five bedroom detached family home, set on a larger than average plot in the ever popular Oadby. The property boasts five generously sized bedrooms, a spacious lounge/diner, fitted kitchen, and a substantial tandem garage measuring over 35ft in length. Externally, the home enjoys landscaped front and rear gardens, ample off-road parking. Offered to the market with no onward chain, this property represents an excellent opportunity for families seeking space and potential in a highly sought-after location. Contact Phillips George today to arrange your viewing.



ENTRANCE HALL

Upon entering via the main entrance hall you are greeted with a welcoming space featuring a double-glazed entrance door and window to the front, a double-panel radiator, carpeted flooring, and stairs rising to the first floor. The hallway provides direct access to the principal reception room.



LOUNGE/DINER

24' 9" x 14' 7" (7.54m x 4.44m) Bright and versatile living space with a feature gas fire, radiator, carpeted flooring, a double-glazed window to the front elevation, and sliding patio doors opening to the rear garden.

KITCHEN

13' 0" x 7' 3" (3.96m x 2.21m) Fitted with a range of wall and base units, work surfaces, and a breakfast bar. There is plumbing and space for a gas cooker and washing machine, a pantry under the stairs, and a double-glazed window to the rear aspect. A double-glazed side door provides access to the garage.





FIRST FLOOR

The carpeted landing offers loft access and leads to all bedrooms and the bathroom.

MASTER BEDROOM

15' 11" x 10' 8" (4.85m x 3.25m) Generously proportioned double with a rear-facing double-glazed window, radiator, carpeted flooring, and a recently refitted combination gas central heating boiler.

BEDROOM TWO

14' 5" x 10' 8" (4.39m x 3.25m) L-shaped room with front-facing double-glazed window, radiator, and carpeted flooring.

BEDROOM THREE

12' 8" x 10' 8" (3.86m x 3.25m) Another generously sized double with rear-facing double-glazed window, radiator, and carpeted flooring.

BEDROOM FOUR

12' 1" x 8' 7" (3.68m x 2.62m) Currently fitted with a range of units, making it ideal for use as a study or home office, with a front-facing double-glazed window, radiator, and carpeted flooring.

BEDROOM FIVE

10' 5" x 7' 3" (3.18m x 2.21m) Generously sized double with rear-facing double-glazed window, radiator, and carpeted flooring.

BATHROOM

Fitted with a three piece suite comprising a panelled bath, wash basin, and low-level WC. The room also features partial tiling, a radiator, and a front-facing window. An airing cupboard is located directly opposite.

OUTSIDE

The property occupies a substantial plot, with a beautifully landscaped rear garden featuring a lawn, mature plants, shrubs, and fenced and hedged borders. To the front, a landscaped driveway with artificial lawn provides ample off-road parking and leads to the garage.

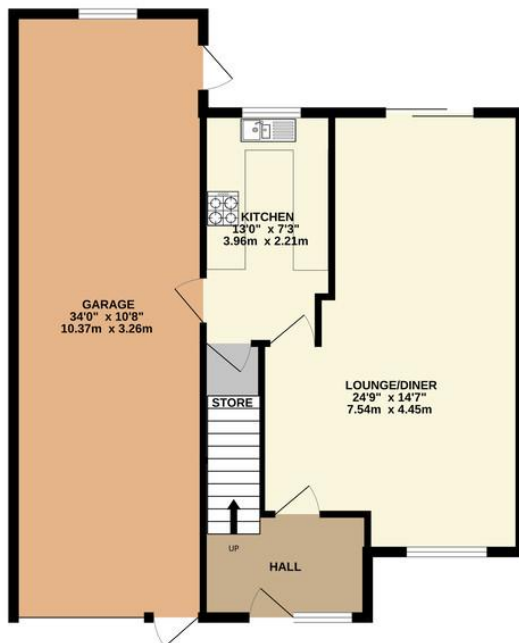




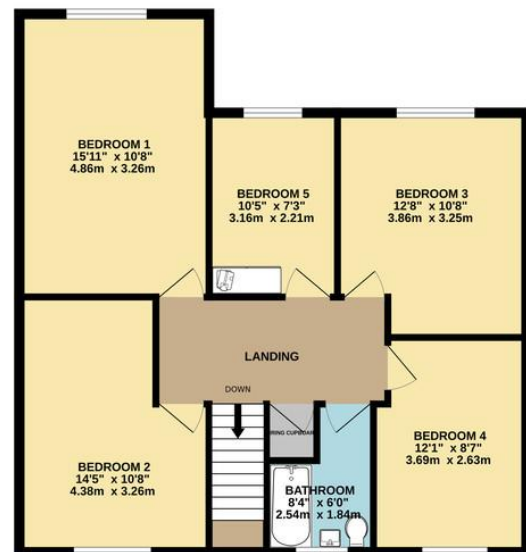
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR
766 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 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.

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.

