



## Tudor Drive, Oadby

Leicester, Leicestershire, LE2 4NP

Offers In Excess Of £450,000



Occupying a family friendly cul de sac position, fall in love with this enlarged five bedroom bay fronted semi-detached house situated in the ever-so popular Tudor Drive positioned conveniently within catchment for Launde Primary School. Significantly extended, the gas centrally heated layout includes an entrance hall, through lounge, kitchen diner, utility room and shower room. Upstairs you will find four bedrooms (main bedroom with en-suite) and a family bathroom. Stairs rise to the fifth bedroom. The plot boasts parking to the front giving access to the integral garage providing useful storage, with a particularly private rear garden. Adjacent to Uplands Park, an internal inspection is essential to fully appreciate the accommodation on offer.

#### Accommodation

Wooden front entrance door opens into the:

##### Entrance Hall

Presented with wood effect flooring, the entrance hallway offers a staircase rising to the first floor, central heating radiator and a built in cupboard housing the electric meters.

##### Through Lounge

**27'5" into bay x 11'8" max (8.36m into bay x 3.56m max)**

Enjoying a walk in bay window to the front elevation allowing ample natural light to flood the room, the reception room is presented with carpet flooring and offers picture rails, two central heating radiators and patio doors to the garden.

##### Kitchen Diner

**11'1" max x 21'9" (3.38m max x 6.63m)**

Fitted with a range of wall mounted and base units with complementary work surfaces over. Features include an inset sink and drainer with mixer tap, range cooker with fitted extractor hood above and space for appliances. Affording space for a table and chairs, there is two rear elevation windows, tiled flooring, central heating radiator, spotlighting, patio doors to the garden and a side access door. There is also a door leading to the:

##### Utility Room

**4'1" x 6'6" (1.24m x 1.98m)**

Providing space for appliances and storage, with tiled flooring, central heating radiator. A door leads to the:

##### Shower Room

**4'1" x 6'6" (1.24m x 1.98m)**

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with tiled flooring, heated towel rail, spotlighting and a side elevation window.

##### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring.

##### Bedroom One

**12'1" max x 11'5" not into robes (3.68m max x 3.48m not into robes)**

A double room enjoying the use of built in wardrobes, with a window to the rear elevation, carpet flooring and a central heating radiator. A door leads to the:

##### En-suite Shower Room

**8'1" x 3'9" (2.46m x 1.14m)**

Fitted with a three piece suite comprising a shower cubicle,

pedestal wash hand basin and wc, with a heated towel rail and window to the front elevation.

##### Bedroom Two

**14'5" into bay x 11'8" (4.39m into bay x 3.56m)**

A double room offering a walk in bay window to the front elevation, carpet flooring and a central heating radiator.

##### Bedroom Three

**13'2" x 11'1" (4.01m x 3.38m)**

Another larger than normal double room offering views of the park behind through a double glazed window, with carpet flooring, central heating radiator and a built in cupboard.

##### Bedroom Four

**8'1" x 9'4" (2.46m x 2.84m)**

With a window to the front elevation, central heating radiator and carpet flooring.

##### Family Bathroom

**7'3" x 9'2" (2.21m x 2.79m)**

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with a window to the rear elevation, heated towel rail and tiled flooring.

##### Lobby Area

With a window to the front elevation, central heating radiator and a staircase rising to the:

##### Bedroom Five

**26'1" x 14'2" (7.95m x 4.32m)**

With three velux windows, storage in the eaves and carpet flooring.

##### Outside

Occupying a family friendly cul de sac position, the plot offers a gravelled driveway to the front providing off road parking and giving access to the integral garage. To the rear is a particularly private mainly laid to lawn garden not overlooked from beyond. With a patio area ideal for outdoor entertaining, raised bedding and an outside tap.

##### Garage

**7'1" x 13'7" (2.16m x 4.14m)**

Providing useful storage space, with two doors to the front, light, power and a side door leading to the garden.

##### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Oadby & Wigston Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Improvements have been made to the property that might result in the tax band changing if a relevant transaction takes place (i.e. if the property is sold).

##### Viewing Arrangements

Viewings are strictly by appointment only.

##### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is

tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

### Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

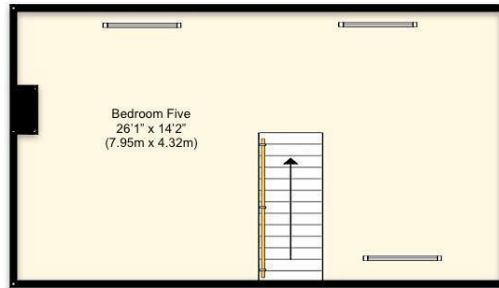
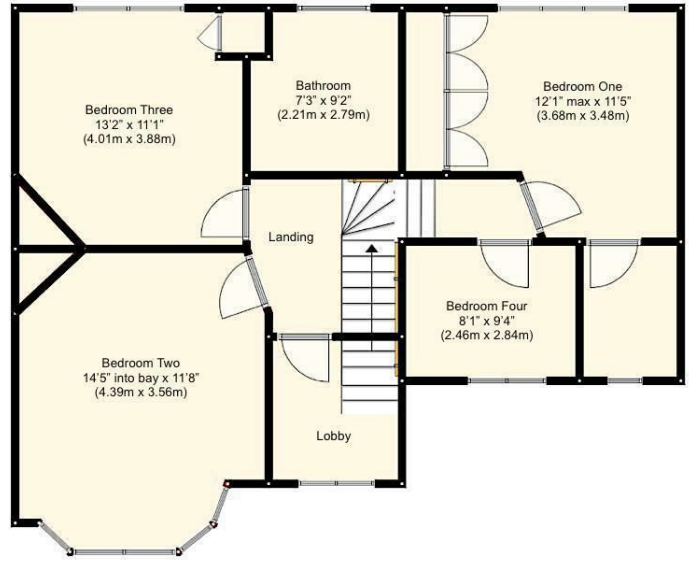
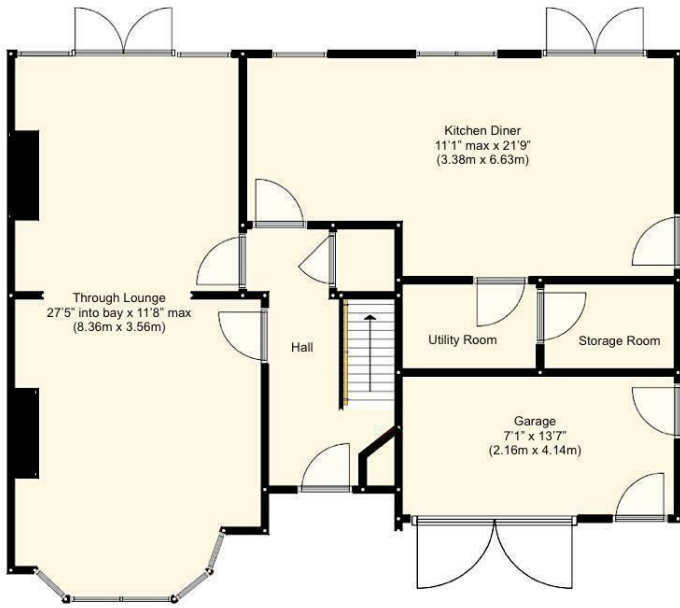
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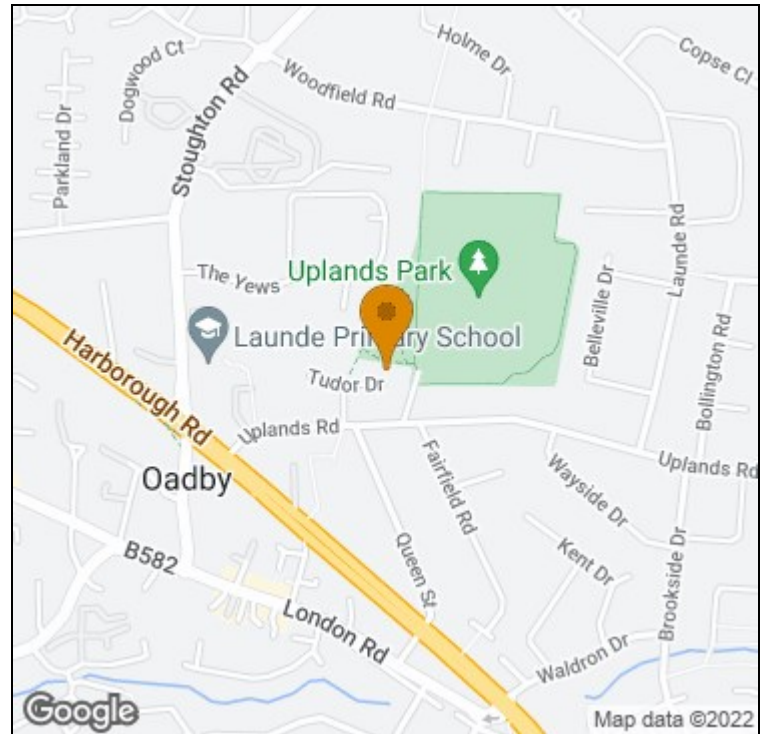
### Free Property Valuations

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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