



**Hidcote Road, Oadby**  
Leicester, Leicestershire, LE2 5PF



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**Chain Free £525,000**

Occupying a generous corner plot of approx. 0.17 acres, this FIVE BEDROOM DETACHED FAMILY HOME offers scope and potential to improve, extend and add value to a delightful property: Newton Fallowell Oadby are pleased to offer For Sale this spacious and well proportioned home located on the desirable Hidcote Road, Oadby, Leicester LE2, being close to many highly regarded and in demand schools. The accommodation briefly comprises porch and hallway entrance with spacious lounge, dining/sitting room, kitchen and W/C to the ground floor. The first floor offers five bedrooms and family bathroom. Outside there is a single garage with front driveway, the side gate leads to a large and superbly presented rear garden with patio area offering the potential to extend and develop (STPP). Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

**Accommodation**



### Porch / Hallway

Porch entrance with double doors and tiled floor, this leads into an inner hallway having carpet flooring, central heating radiator, stairs to first floor with storage beneath and doors to kitchen and lounge.

### Cloakroom W/C

Ground floor cloakroom having low level flush w/c, corner wash hand basin, carpet flooring, part tiled walls, central heating radiator and window to the side aspect.

### Lounge

17'9" x 15'11" (5.42 x 4.87)

Spacious lounge having two double glazed windows to the rear aspect overlooking the garden along with a front window, carpet flooring, two central heating radiators and door to dining room.

### Dining / Sitting Room

17'8" x 10'1" (5.40 x 3.09)

Second reception room having double glazed windows to the front and rear aspects, vinyl flooring, two central heating radiators and stairs to first floor bedroom.

### Kitchen

12'9" x 9'10" (3.91 x 3.02)

Fitted kitchen having base and wall mounted storage cupboards with worktop over, sink and drainer unit, gas hob with oven, plumbing for washing machine, vinyl flooring, part tiled walls, central heating radiator, double glazed window to the rear aspect and door to the side lobby.

### First Floor Landing

Landing area having carpet flooring and doors to all rooms.

### Bedroom One

16'3" x 7'11" (4.96 x 2.42)

Double bedroom having carpet flooring, fitted wardrobe storage, central heating radiator and three double glazed windows to the front aspect.

### Bedroom Two

11'8" x 9'6" (3.57 x 2.92)

Double glazed window to the rear aspect, fitted wardrobe storage, carpet flooring, central heating radiator, double bedroom.

### Bedroom Three

9'7" x 9'5" (2.93 x 2.88)

Double bedroom having storage over the stairs, carpet flooring, central heating radiator, loft access and double glazed window to the front aspect.

### Bedroom Four

8'0" x 6'8" (2.44 x 2.04)

Double glazed window to the rear aspect overlooking the garden, central heating radiator, carpet flooring.

### Bedroom Five

17'7" x 10'1" (5.38 x 3.09)

Accessed from the ground floor dining room and having double glazed windows to the front and rear aspects, carpet flooring, two central heating radiators.

### Bathroom

Bath with shower over, low level flush w/c, pedestal wash hand basin, heated towel rail, airing cupboard storage with combi boiler, vinyl flooring, part tiled walls, two double glazed windows to the side aspect.

### Garage

16'5" x 6'7" (5.02 x 2.02)

Integral single garage having up and over door to the front, door to the inner lobby to the rear and lighting.



### Outside

Occupying a large and prominent corner plot with potential to develop and extend (STPP), the property has a front driveway with lawn, recently installed fencing to all sides, large and well presented rear garden, primarily laid to lawn with spacious patio area.

### Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

### Council Tax Information

Oadby & Wigston Council - Tax Band E. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

### Thinking of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

### Money Laundering Regulations

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 Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor





plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Ground Floor



First Floor



Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

