



Kew Drive, Oadby

 3  1  2

£345,000



Key Features

- Three Double Bedrooms
- Extended Semi Detached Home
- Double Driveway & Larger Normal Garage
- Corner Plot With Potential For Extension
- Popular Residential Location
- Modern Fitted Shower Room
- EPC rating D
- Freehold





Occupying a larger than normal prominent corner position with the potential for extension subject to necessary consent, this three bedroomed semi detached family home is situated within a peaceful residential location within walking distance to well regarded schools. The gas centrally heated accommodation briefly offers an entrance hall, lounge, extended dining room, conservatory and kitchen. The first floor offers three double bedrooms and a contemporary shower room fitted with a three piece suite. Outside there are lawned gardens to the front, side and rear with a driveway providing off road parking for multiple cars and access to a garage. An early viewing is highly recommended to avoid disappointment.

Accommodation

Front entrance door with side glazing opens into the:

Entrance Hall

Presented with wood effect flooring, the entrance hall offers a staircase rising to the first floor, central heating radiator, built in meter cupboard, door to the kitchen and glazed doors opening into the:

Lounge 6.03m x 3.23m

Positioned around a feature electric fireplace, the primary reception room is presented with carpe flooring and offers French doors opening out into the rear garden. With central heating radiator, coving and TV point. A door leads to the:

Extended Dining Room 5.99m x 3.18m

Perfect for formal dining, the second reception room has been enlarged by an extension to the rear and is ideal for those occasions when entertaining. With a window to the side elevation, two central heating radiators, coving and wall lights. Sliding doors leading to the:

Conservatory 3.09m x 2.19m

A fantastic addition to the accommodation benefiting from having a central heating radiator. With dual aspect glazing, light, power and doors opening out into the lawned garden.

Kitchen 4.26m x 2.25m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, range cooker (please note one side of the oven is not currently working), concealed central heating boiler and space for fridge. There is also a window to the side, built in pantry with shelving, light and power and currently houses the freezer. A door leads to the lawned garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the loft space with insulation.

Bedroom One 4.41m x 2.34m

A double room enjoying the use of built in wardrobes and drawers, with carpet flooring, central heating radiator, rear elevation window and a built in dressing table.

Bedroom Two 3.45m x 2.85m

A second double room offering a window to the front elevation, with carpet flooring and a central heating radiator.

Bedroom Three 3.51m max x 2.71m

With a window to the rear elevation, carpet flooring, central heating radiator, built in airing cupboard and a built in storage cupboard with shelving.

Shower Room 2.33m x 1.77m

Fitted with a modern three piece suite comprising a shower cubicle, wc and wash hand basin with storage beneath. with complementary tiled surrounds. There is also a heated towel rail and a window to the side elevation.

Outside

Occupying a prominent corner position in this highly





regarded location, the plot firstly offers a lawned front garden with a pathway leading to the front door. Gated access leads to a mainly laid to lawn garden offering plenty of space for growing families to enjoy. With various patio areas adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries and a covered BBQ area. Gated access then leads to a double driveway providing off road parking for multiple vehicles.

Garage 5.69m x 5.92m

With light, power, shelving, built in units and an electric door to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Oadby & Wigston District - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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 as this information will be required before a sale can be agreed.

Agents Note

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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.









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