



Holme Drive, Oadby





Offers over £600,000



### Key Features

- Four Bedroom Detached Family Home
- Larger Than Normal Plot
- Two Reception Rooms & Breakfast Kitchen
- Downstairs Shower & WC
- Double Garage With Electric Door
- Family Friendly Cul De Sac Position
- EPC rating D
- Freehold







Available with no upward chain, walk in and be surprised by this four bedroom detached family home occupying a family friendly cul de sac position in this sought after location. The gas centrally heated layout includes an entrance hall, extended lounge, formal dining room, breakfast kitchen, shower room & separate WC and a side lobby. Upstairs you will find four bedrooms and a bathroom. The larger than normal plot offers a driveway to the front giving access to the attached double garage, with a mainly laid to lawn garden at the rear, not overlooked from beyond. Conveniently located for access to an array of amenities in the Town Centre, local schooling, City Centre and the surrounding countryside, an immediate viewing comes highly recommended.

### Accommodation

Front entrance door opens into the:

### Entrance Hall

With a staircase rising to the first floor, central heating radiator and carpet flooring. Doors give access to the downstairs accommodation.

### Lounge 8.12m x 3.43m

Enjoying an abundance of natural light provided by a walk in bay window to the front elevation as well as two side elevation windows and sliding doors leading to the rear garden. There is a feature fireplace, wall lights, TV point, coving and central heating radiator.

### Dining Room 3.33m x 3.40m

Perfect for formal dining occasions, the second reception room offers a window to the front elevation, carpet flooring, central fireplace and coving.

### Breakfast Kitchen 4.27m x 4.39m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces, matching splashbacks, inset 1.5 sink and drainer with mixer tap

and space for appliances. With a window to the rear elevation, central heating radiator and spotlighting. A door leads to the:

### Downstairs WC & Shower Room

A lobby area gives access to a shower room with tiled surrounds and a heated towel rail. There is also a door to a separate WC with a wash hand basin, storage, central heating radiator and a window to the rear elevation.

### Side Lobby

Giving access to the front and rear, with tiled flooring, lighting and a sliding door leading to the garage.

### Double Garage 6.18m x 5.28m

With light, power, electric door to the front, central heating boiler, Belfast sink, rear elevation windows and a side access door to the outside.

**First Floor Landing** Giving access to the bedrooms and bathroom, with carpet flooring, coving, built in airing cupboard and a window to the rear elevation.

### Bedroom One 3.34m x 3.42m

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

### Bedroom Two 3.90m x 3.42m

A second double room featuring built in wardrobes, with carpet flooring, central heating radiator and dual aspect glazing.

### Bedroom Three 3.47m x 3.46m

Another double room offering a window to the rear and side elevations, carpet flooring and a central heating radiator.

### Bedroom Four 3.04m x 1.90m

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

### Bathroom 2.16m x 2.38m

Fitted with a three piece suite comprising shower over and screen, wash hand basin with storage beneath











and wc, with complementary tiled surrounds. There is also a heated towel rail and a window to the side elevation.

### Outside

Occupying a family friendly cul de sac position, the plot offers a lawned front garden with a driveway to the front providing off road parking and giving access to the attached double garage. Gated access leads to a mainly laid to lawn rear garden not overlooked from beyond. With a variety of plants and shrubbery and a patio area adjacent to the accommodation ideal for outdoor entertaining.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Oadby & Wigston District - Tax Band E. 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. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Note

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 (width x length), floorplans 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 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.

### Referrals

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.













