



Fairstone Hill, Oadby, LE2



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Offers over £370,000



Key Features

- Three Bedroom Family Home
- Larger Than Normal Corner Plot
- Extended Kitchen & Reception Room
- Off Road Parking
- Potential For Further Extensions (Subject to Necessary Consent)
- Gas Central Heating
- EPC rating C
- Freehold





Occupying a larger than normal prominent corner position with the potential for extensions subject to necessary consent, this three bedroomed 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 porch and hall, ground floor WC, lounge through to the dining room, extended kitchen and additional reception room/downstairs bedroom/playroom. The first floor offers three practical bedrooms and a bathroom. Outside there are lawned gardens to the front, side and rear with two driveways providing off road parking. An early viewing is highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Porch

Providing the perfect space for your coats and shoes, the entrance porch offers an internal door to the:

Entrance Hall & Ground Floor WC

Presented with carpet flooring, the entrance hallway gives access to the majority of the downstairs accommodation including a ground floor WC fitted with a low level WC and wash hand basin.

Lounge 5.09m x 3.32m

Enjoying an abundance of natural light provided by a window to the side and front elevations, the neutrally decorated reception room is presented with carpet flooring, picture rails, fireplace, central heating radiator and open access through to the:

Dining Room 3.18m x 2.75m

Perfect for formal dining, the second reception room offers a window to the side elevation, carpet flooring, central heating radiator and a sliding door leading to

the:

Extended Kitchen 3.17m x 4.03m

Enlarged by an extension, the kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, built in oven, hob, wall mounted Worcester Boiler and space for appliances. With a built in pantry, tiled flooring, side elevation window and a door to the garden.

Reception Room/Bed 4/Playroom 4.84m x 3.93m

Created by an extension to the side, there is a window to the front elevation, electric heater, central heating radiator, hatch to the loft space and sliding doors leading to the rear garden. This room is perfect for use as a second lounge, downstairs bedroom or playroom.

First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring and a hatch to the partly boarded loft space with a ladder and light.

Bedroom One 3.88m x 3.34m

A light and airy double room offering built in windows, dual aspect glazing, carpet flooring and a central heating radiator.

Bedroom Two 4.45m x 2.92m

Another double room offering a double glazed window, wood effect flooring and a central heating radiator.

Bedroom Three 3.18m x 2.29m

A practical third bedroom with views of the garden through a double glazed window, with wood effect flooring and a central heating radiator.

Bathroom 2.42m x 1.84m

Fitted with a three piece suite comprising a bath with shower, pedestal wash hand basin and wc, with complementary tiled surrounds. With a central heating radiator 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 variety of colourful plants and shrubbery and two driveways providing off road parking. Gated access leads to a mainly laid to lawn garden offering plenty of space for growing families to enjoy. With a patio areas adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries and an outside tap.

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. 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



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Referrals

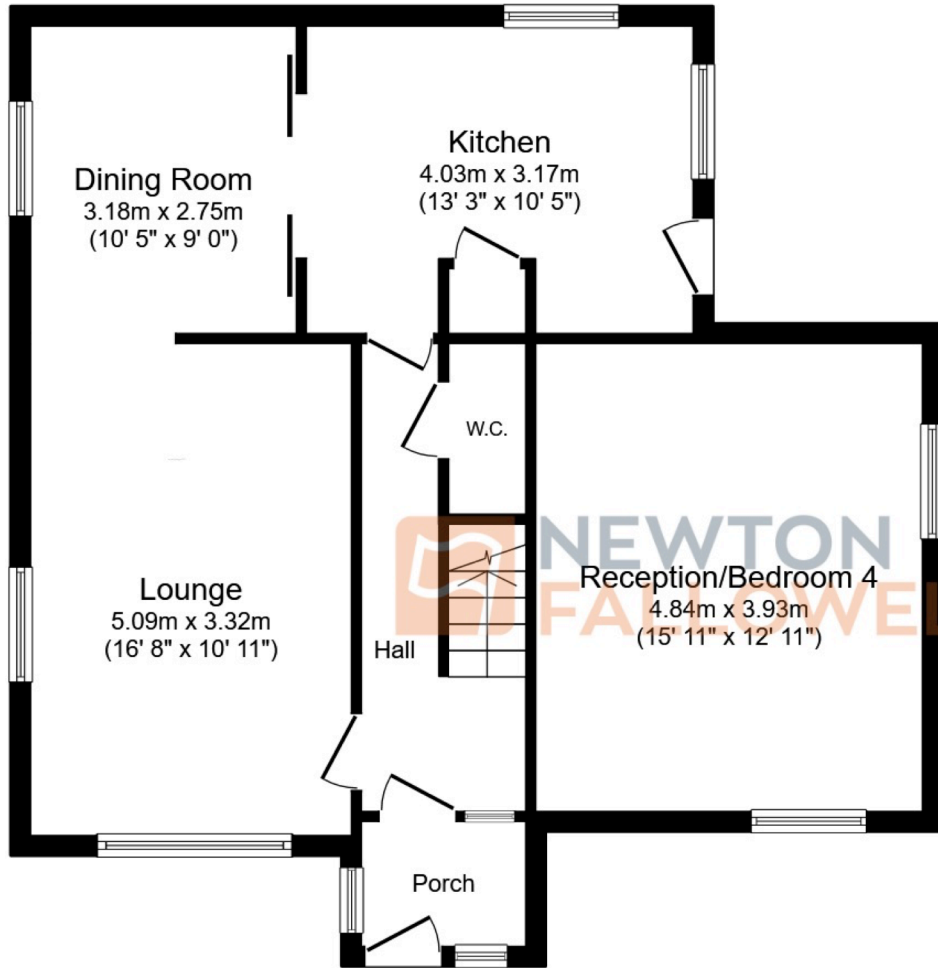
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If you have a house to sell then we would love to provide you with a free no obligation valuation.

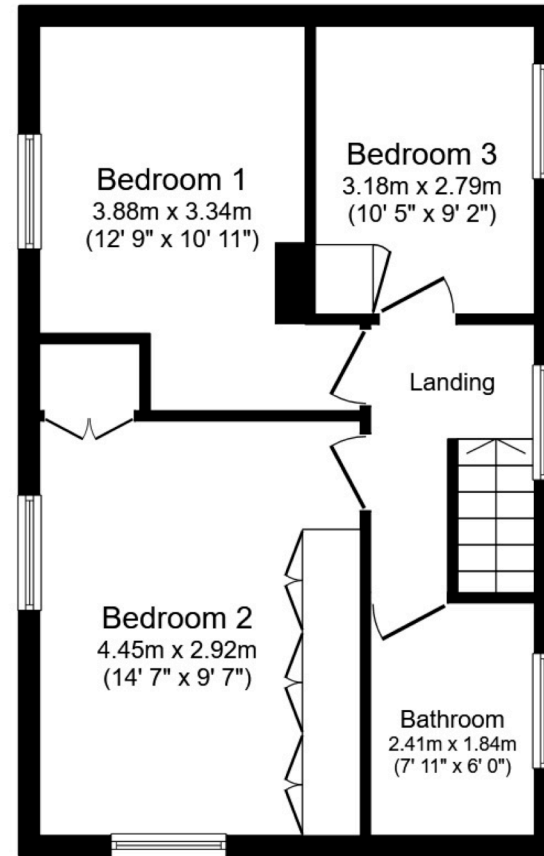






Ground Floor

Floor area 70.3 m² (757 sq.ft.)



First Floor

Floor area 42.9 m² (461 sq.ft.)

TOTAL: 113.2 m² (1,218 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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