



**The Oval, Oadby, Leicester, LE2 5JB**



Part of  
**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

Brooklyn, is an attractive four-bedroomed detached family residence standing on a generous private plot extending to approximately 0.23 acres or thereabouts. Situated on one of Oadby's most sought after residential addresses with views of Brocks Hill Country Park to the rear. This property is within a highly desirable and sought after cul de sac position, a short six miles south of Leicester city centre. With a number of high performing local schools, this has always been a highly sought-after location. The parade of local shops, coffee houses and eateries are full of options for all the family. Lying just off the A6, it offers excellent commuter links, both in and out of the city, an open countryside isn't too far away. Ease of access to excellent schools and a wealth of leisure, medical and recreational facilities provide all amenities at a stone's throw.

The property benefits from having a gas fired central heating system, Upvc double glazing, security alarm and CCTV system.

Viewing this property is highly recommended.







## Key Features

- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- TWO KITCHENS & A SEPARATE UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM & GROUND FLOOR SHOWER ROOM
- IN & OUT GATED DRIVEWAY
- DETACHED DOUBLE GARAGE
- CUL-DE-SAC LOCATION
- POPULAR OADBY LOCATION
- NO UPWARD CHAIN

**Offers Over  
£799,950**



## LOCATION

The property is situated within this exclusive cul de sac within the highly sought-after area of Oadby, handy for nearby shopping and supermarket facilities, reputable local schools, bus services and recreational facilities. For the commuter, Junction 21 of the M1 and M69 are accessible via the ring road, and Leicester has rail services to London St Pancras.

## VIEWINGS

All viewings should be arranged through Andrew Granger & Co on 0116 2429922. From Leicester, proceed southbound via London Road (A6), proceeding to the Asda traffic lights, turning right into Brabazon Road, continuing along and at the traffic lights to the Wigston Road (B582), turn right into The Oval and then left, where the property can be found towards the end of the close on the left hand side.

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALLWAY

15'5" x 7'5"

Entrance door, tiled floor, radiator, door to useful storage cupboard, understairs cupboard, living room, family room and fitted kitchen. Stairs rising to first floor landing.

#### LIVING ROOM

14'9" x 12'0"

Upvc double glazed patio doors with large windows to front aspect creating a bright & airy room, radiator, a feature gas fireplace provides a great focal point.

#### FAMILY ROOM

14'11" x 14'4"

Upvc double glazed bay window to front aspect, coving to ceiling, laminate flooring, radiator, gas fireplace.

#### LOUNGE/DINER

23'3" x 9'10"

Spacious enough for a large table with furniture to match and direct access to the kitchen. Tiled floor, four skylights, Upvc double glazed windows and doors at both ends of the room.

#### FITTED KITCHEN

22'8" x 10'1" max

Fitted with a range of wall and base level units with worksurfaces over, rangemaster gas cooker with extractor hood over, sink unit with mixer bowl, drainer and swan neck mixer tap. Space for American fridge/freezer, two Upvc double glazed windows to rear aspect, 2x radiators, tiled floor and ceiling spotlights.

#### SPICE KITCHEN

13'11" x 7'1"

Fitted with a range of wall and base level units with worksurfaces over, built-in oven and 4 ring gas hob with extractor hood over. Stainless steel sink with mixer tap. Upvc double glazed door and window to rear aspect, tiled floor. Doors to ground floor shower room, pantry and utility room.

#### PANTRY

#### GROUND FLOOR SHOWER ROOM

7'9" x 3'9"

Fitted with a three piece suite comprising of shower cubicle with tiled surround, vanity wash hand basin and low flush W.C. Tiled floor, chrome towel radiator.

#### UTILITY ROOM

7'10" x 5'9"

Plumbing for washing machine, space for tumble dryer, tiled flooring, radiator, wall mounted gas boiler, Upvc double glazed window to side.

### FIRST FLOOR







#### LANDING

16'1" x 10'4"

A light and airy space having Upvc double glazed window to front aspect, radiator. Doors to bedrooms and family bathroom.

#### BEDROOM ONE

14'0" into wardrobe x 17'1"

Upvc double glazed bay window to front aspect, laminate flooring, radiator, fitted with a range of fitted wardrobes.

#### BEDROOM TWO

14'9" x 12'1"

Upvc double glazed window to front and side aspect, laminate flooring, radiator.

#### BEDROOM THREE

11'5" x 10'10"

Upvc double glazed window to side aspect, laminate flooring, radiator, fitted wardrobes.

#### BEDROOM FOUR

11'9" + wardrobes x 7'11"

Upvc double glazed window to rear aspect, laminate flooring, radiator, fitted wardrobes.

#### FAMILY BATHROOM

10'8" x 7'6"

Fitted with a four piece white suite comprising of bath with shower tap, shower cubicle, low flush W.C, vanity wash hand basin, Upvc double glazed window to rear aspect, tiled splashback and tiled floor, radiator, ceiling spotlights.

#### OUTSIDE

The sizeable gardens to the rear are enclosed with mature trees surrounding the fenced plot. Low maintenance lawn lays next to a generous patio area and the north-east-facing plot is full of sunshine. Tarmac in-out gated driveway to front aspect leading to double detached garage.

#### DETACHED DOUBLE GARAGE

Up and over door to front, windows to rear and personnel door to side.



#### MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

#### APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

#### ENERGY PERFORMANCE RATING - D

#### COUNCIL TAX BAND - G

#### STAMP DUTY from 23rd September 2022 Normal Rate

Up to £250,000 - 0%

£250,001 to £925,000 - 5%

£925,001 to £1.5 million - 10%

Over £1.5 million - 12%

#### First Time Buyers

UP to £425,000 - 0%

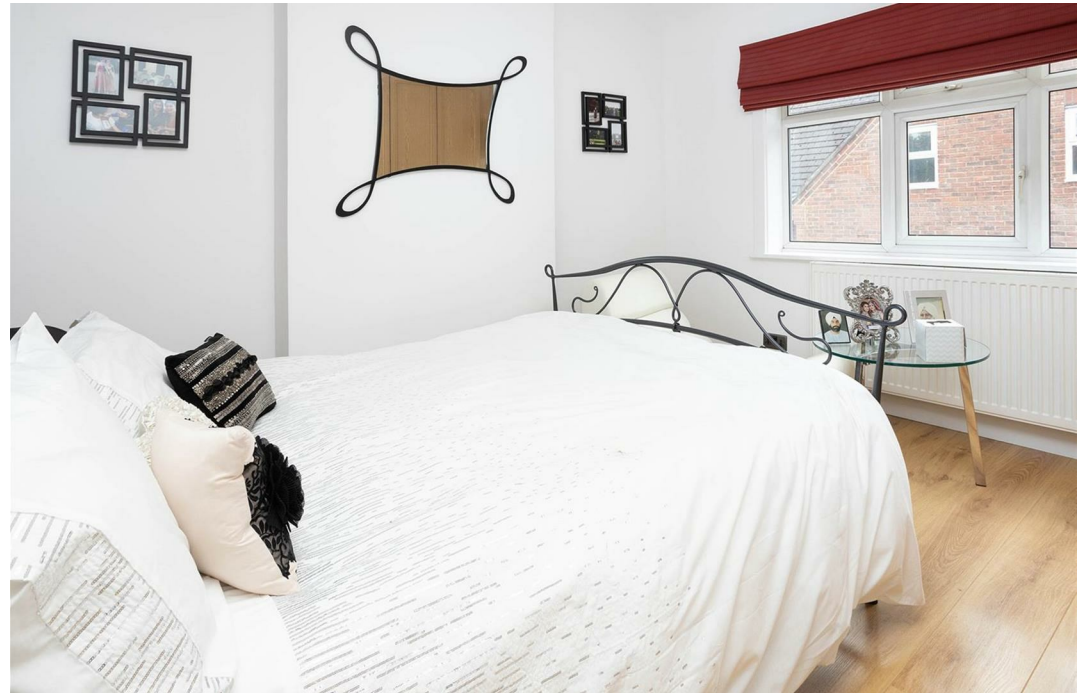
£425,001 to £625,000 - 5%

Homes above £625,000 - Normal rates apply

You usually pay 3% on top of these rates if you own another residential property. It is recommended buyers check Stamp Duty rates for their particular situation on the government website:

<https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.







# Floorplan



**Ground Floor**



**First Floor**



EPC Rating - D

Tenure - Freehold

Council Tax Band - G

Local Authority  
Oadby and Wigston

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Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



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