



Smore Slade Hills, Leicester, LE2 4UX



Part of
**SHELDON
BOSLEY
KNIGHT**
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Property Description

Situated in a highly desirable location on The Grange estate within Oadby is this four bedroomed detached family home offering spacious living accommodation arranged over two floors with the benefit of gas fired central heating and UPVC double glazing and comprises; entrance hall, cloaks /w.c, dining room, sitting room and kitchen.

First floor landing, master bedroom with en-suite, three further bedrooms and family bathroom.

Outside ample off road parking, single garage and mature gardens to the rear.





Key Features

- Detached Family Home
- Off Road Parking and Garage
- Desirable Location on The Grange Estate
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Mature Rear Garden
- Upvc Double Glazing
- Gas Central Heating
- EPC - C

Price
£435,000

LOCATION

Oadby Grange is a highly sought after location which provides great access to some of the best private and public schools found in Leicestershire. These include Leicester Grammar and High School, Woodland Grange Primary School, Brocks Hill Primary School, Launde Primary School, Beauchamp College and Manor High School. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens, Parklands Leisure Centre and Glen Gorse Golf Club. The A6 is accessed via Florence Wragg Way giving direct access to the City Centre and major motorway links.

VIEWINGS

All viewings should be arranged via Andrew Granger & Co.

ACCOMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALL

Via UPVC double glazed front entrance door, with UPVC double glazed windows to either side, coving to ceiling, telephone point, radiator, useful storage cupboard and staircase rising to the first floor.

DOWNSTAIRS W.C

Fitted with a two piece suite comprising of low flush W.C and wash hand basin. radiator and UPVC double glazed window to side elevation.

SITTING ROOM

15'0" x 11'9" (4.577 x 3.584)

UPVC double glazed box bay window with

patio doors, marble surround for fireplace with gas pipe, radiator, dado rail and coving to ceiling.

DINING ROOM

9'8" x 8'10" (2.958 x 2.711)

UPVC double glazed box bay window to the front elevation, radiator, coving to ceiling and dado rail.

KITCHEN

13'6" x 8'10" (4.130 x 2.700)

Fitted with a range of wall and base level units with worksurfaces over and stainless steel sink and drainer. Integrated appliances including washing machine, dishwasher, fridge, "Neff" double oven, four ring electric hob with extractor hood over. Space for tumble dryer and freezer. Vinyl flooring, tiled splashback, radiator and UPVC double glazed window to rear elevation.

FIRST FLOOR

LANDING

Doors to bedrooms and family, bathroom, airing cupboard housing "Worcester" combination boiler, radiator and loft hatch with pull down ladder.

BEDROOM ONE

15'8" x 10'3" (4.776 x 3.134)

Two UPVC double glazed windows to front aspect, radiator, fitted wardrobes and doorway to ensuite bathroom.

ENSUITE

Fitted with a three piece suite comprising of bath with shower over, low flush W.C and pedestal wash hand basin. UPVC double glazed window to front elevation, radiator, spotlights to ceiling, tiled floor and splashback.





BEDROOM TWO

13'8" x 8'10" (4.181 x 2.713)

UPVC double glazed windows to rear aspect, radiator, fitted wardrobes.

BEDROOM THREE

10'5" x 8'6" (3.183 x 2.610)

UPVC double glazed windows to rear aspect, radiator, fitted wardrobes.

BEDROOM FOUR

10'5" x 6'5" (3.196 x 1.979)

UPVC double glazed windows to rear aspect, radiator.

FAMILY BATHROOM

8'5" x 5'5" (2.577 x 1.675)

Fitted with a three piece suite comprising of bath with shower over, low flush W.C and vanity wash hand basin. UPVC double glazed window to side elevation, radiator.

OUTSIDE

To the front of the property there is off road parking for two cars leading to a single garage. Lawn area and gated side entry leads to the rear private garden.

Mature rear garden with patio seating areas, lawns with pond and well stocked floral and herbaceous borders.

GARAGE

Integral single garage with up and over door to the front, door to the hallway, water tap, lighting and power sockets.

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

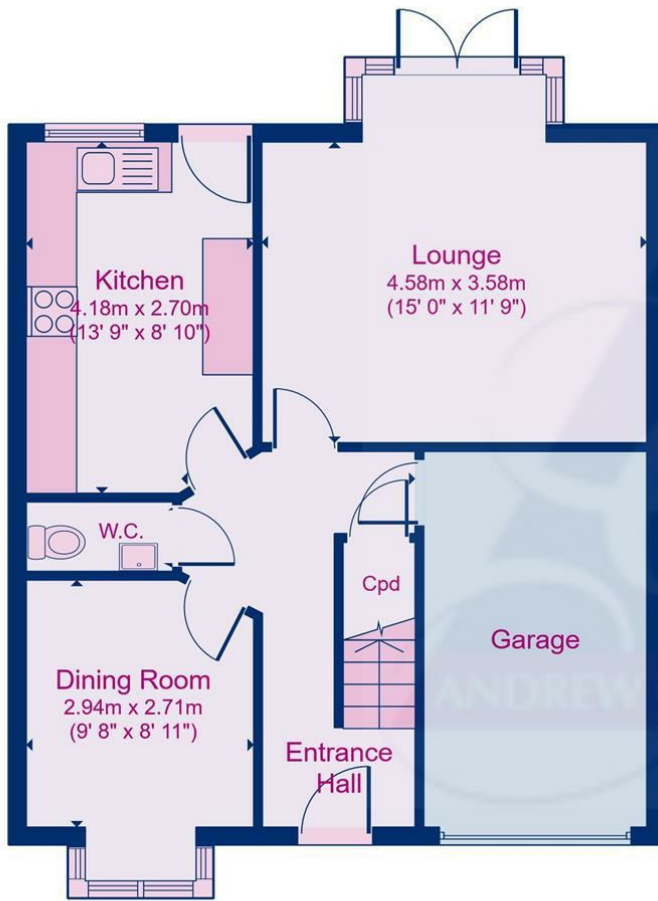
If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information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

ENERGY PERFORMANCE RATING - C

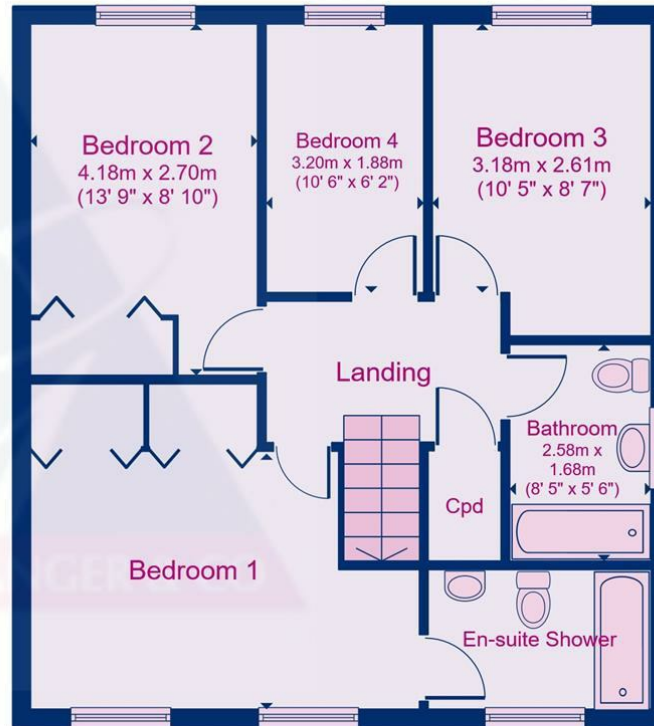
COUNCIL TAX BANDING

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



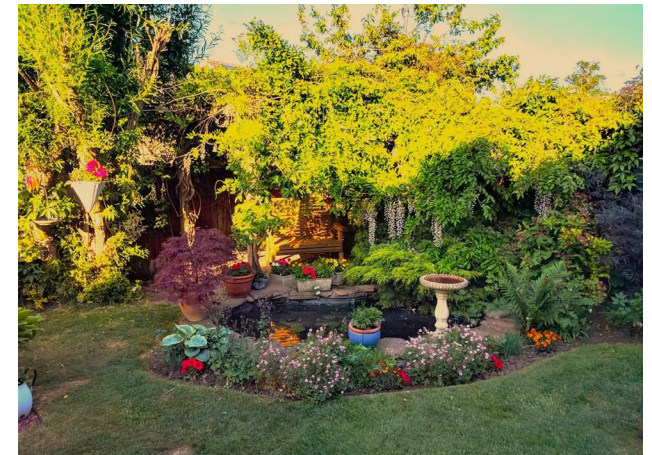


Ground Floor



First Floor

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Oadby and Wigston

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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