



Woodfield Road, Oadby, Leicester, LE2 4HP



Part of
**SHELDON
BOSLEY
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Property Description

This extended four bedroom detached family home is situated on the popular & well regarded tree lined Woodfield Road in Oadby. With the benefit of gas fired central heating and UPVC double glazing the accommodation comprises, entrance hall, cloaks/w.c, sitting room, dining room, conservatory and kitchen.

To the first floor there is a landing, three double bedrooms, a single bedroom and family bathroom.

Outside there is ample off road parking, front lawned gardens, double garage. Delightful large mature rear gardens.





Key Features

- Extended Detached Family Home
- Sought After Location
- Conservatory
- Four Bedrooms
- Driveway and Double Garage
- Established Rear Gardens
- No Onward Chain
- Gas Central Heating
- UPVC Double Glazing
- EPC - D

£675,000

Location

Oadby is located to the south of the city of Leicester and has an excellent range of local shops and major food stores, cafes, restaurants, school for all ages, sporting and leisure facilities, doctors surgeries and bus services. For the commuter Oadby lies a stride the A6 which links Leicester to Market Harborough both of which have mainline rail services to London St Pancras International. The M1 is accessible at junction 21.

Viewings

All viewings should be arranged through Andrew Granger & Company 0116 2429922.

Accommodation in Detail

Ground Floor

Entrance Hall

Via traditionally style panelled front door, double glazed window to front elevation, radiator, understairs storage cupboard, staircase rising to the first floor.

Downstairs W.C

7'11" x 3'4" (2.436 x 1.034)

Fitted with a two piece suite comprising of W.C and wash hand basin. radiator, store cupboard and double glazed window to side elevation.

Sitting Room

16'10" x 11'2" (5.136 x 3.419)

With double glazed window to the front elevation, stone feature fireplace, radiator, coving to ceiling and sliding doors through to dining room.

Dining Room

19'4" x 10'5" (5.916 x 3.182)

With x2 double glazed windows to the side elevation, radiator, coving to ceiling and sliding door through to kitchen and conservatory.

Conservatory

15'11" x 12'9" (4.862 x 3.910)

Double glazed conservatory with tiled flooring, radiator, ceiling fan and patio doors through to rear garden.

Kitchen

14'2" x 6'5" (4.327 x 1.977)

Fitted with a range of wall and base level units with work surface over, sink with drainer. Fitted double oven and microwave, four ring gas hob, space for dishwasher. Double glazed windows to rear elevation, radiator, door through to garage.

First Floor

Landing

With double glazed window to rear elevation, doors to bedrooms and family bathroom, airing cupboard.

Bedroom 1

15'3" x 10'0" (4.658 x 3.051)

2x Upvc double glazed windows to front and rear elevation, radiator, coving to ceiling, fitted wardrobes.

Bedroom 2

14'11" x 13'7" (4.554 x 4.164)

x2 double glazed windows to front elevation elevation, radiator, coving to ceiling. Fitted with a range of bedroom furniture including 2x double wardrobes dressing table and drawers.

Bedroom 3

11'3" x 9'11" (3.433 x 3.041)

Double glazed window to front elevation, radiator. Fitted with a range of bedroom furniture to include 2x double wardrobes, dressing table and drawers.





Bedroom 4

11'3" x 7'10" (3.438 x 2.392)
double glazed window to rear elevation,
radiator, coving to ceiling.

Family Bathroom

11'11" x 6'6" (3.656 x 1.996)
Comprising w.c, pedestal wash hand basin,
bathtub, walk in shower cubicle, tiled
splashback and double glazed window to the
rear elevation.

Outside

Front and Rear Gardens

Established front lawned garden with
tarmacked driveway leading to the double
garage. Secure side access leading to the
rear garden.

Delightful rear gardens with patio area,
generous lawn and pathway leading to the
rear of the garden. Greenhouse, shed and a
variety of mature trees and shrubs.

Garage

21'11" x 13'8" (6.704 x 4.186)
Up and over door to front aspect, boiler,
space for washing machine and tumble
dryer. Door leading to covered porch area on
to rear garden.

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.

Energy Performance Rating - D

Council Tax Band - F

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 .

Stamp Duty From 23rd September 2022 Normal Rate

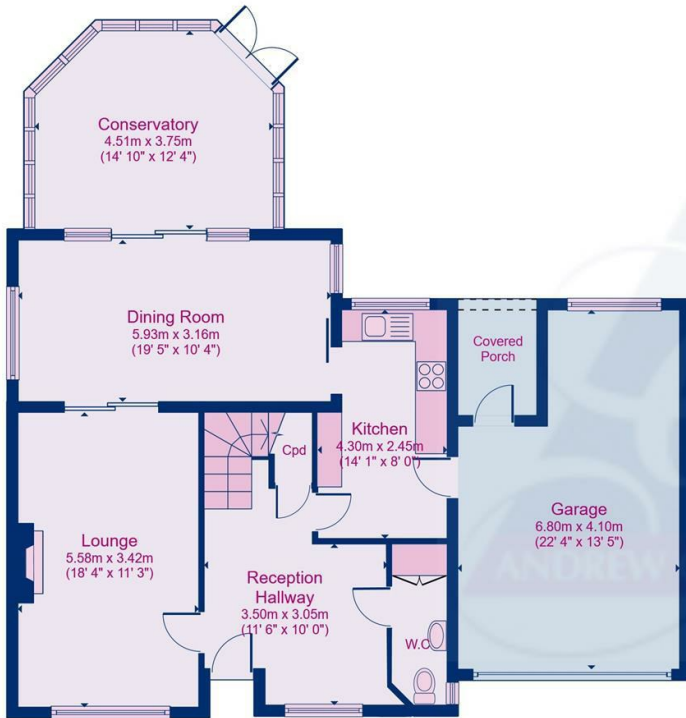
Up to £250,000 - 0%
£250,001 to £925,000 - 5%
£925,001 to £1.5 million – 10%
Over £1.5 million – 12%

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:





Ground Floor
Floor area 84.2 sq.m. (907 sq.ft.) approx



First Floor
Floor area 68.6 sq.m. (738 sq.ft.) approx

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Oadby & 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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