



Gardiner View, Oadby, Leicester, LE2 4UT



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

Property Description

An immaculately presented three bedroom Detached Family Home built in 2020 by Bloor Homes, located in the sought-after Cottage Farm development.

The property benefits from gas fired central heating UPVC double glazing, alarm system and comprises, entrance hallway, downstairs w.c, kitchen dining room, lounge, landing, master bedroom with ensuite, two further bedrooms and family bathroom room. Outside off road parking, single garage and garden to the rear.





Key Features

- Detached Family Home
- Constructed in 2020 by Bloor Homes
- Three Bedrooms
- Family Bathroom and Ensuite
- Garage and Off Road Parking
- No Chain
- Gas Central Heating
- UPVC Double Glazing
- EPC - B

**Offers Over
£375,000**

Location

The property lies close to the many facilities available within Oadby including an excellent range of shopping and supermarket amenities, schools, cafes, bars, restaurants, sporting and leisure opportunities.

The City of Leicester offers more comprehensive shopping and supermarket facilities, and has mainline rail services to London St Pancras International in just over an hour. For the commuter the M1 is accessible via the nearby Ring Road at Junction 21.

Viewings

All viewings should be arranged via Andrew Granger & Co.

Accommodation in Detail

First Floor

Entrance Hallway

Via composite front door, with staircase rising to the first floor, understairs cupboard, radiator, "Karndean" flooring,

Downstairs W.C

Fitted with a two piece suite comprising of W.C and wash hand basin. tiled splash back and "Karndean" flooring.

Kitchen Dining Room

Kitchen Area

With double glazed window to the rear elevation, inset ceiling spotlights, stainless steel sink with swan neck mixer tap and drainer. Kitchen fitted with a range of wall and base level units, base units with part granite and wood effect worktops over. Integrated "Siemens" fridge and freezer, "Bosch" appliances including oven, 4 ring gas hob and dishwasher. Plumbing for washing machine.

Dining Area

With double glazed patio doors to rear elevation, tiled flooring, radiator and ceiling light,

Lounge

With double glazed bay window to the front elevation. radiator.

First Floor

Landing

Doors to bedrooms and family bathroom, radiator, storage cupboard, loft hatch with pull down ladder. Double glazed window to side elevation.

Bedroom 1

With double glazed window to the front elevation, fitted wardrobe, radiator and access to ensuite.

Ensuite

With double glazed window to the front elevation, shower cubicle, WC, wash hand basin, extractor fan, tiled walls and flooring, towel radiator and spotlights to ceiling.

Bedroom 2

With double glazed window to the rear elevation, radiator.

Bedroom 3

With double glazed window to the rear elevation, radiator.

Family Bathroom

With double glazed window to the side elevation, bath with shower over, wash hand basin, WC, extractor fan, radiator, tiled floor and tiled splashback.

Outside

Garden

Tarmacked driveway providing off road parking and leading to single garage, paved pathway to the front of the property with a variety of shrubs. Side access leads to the rear of the property with wooden shed, patio area and mainly laid to lawn garden with gravelled borders.

Garage

With up and over door to the front elevation, power and lighting.

Anti 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

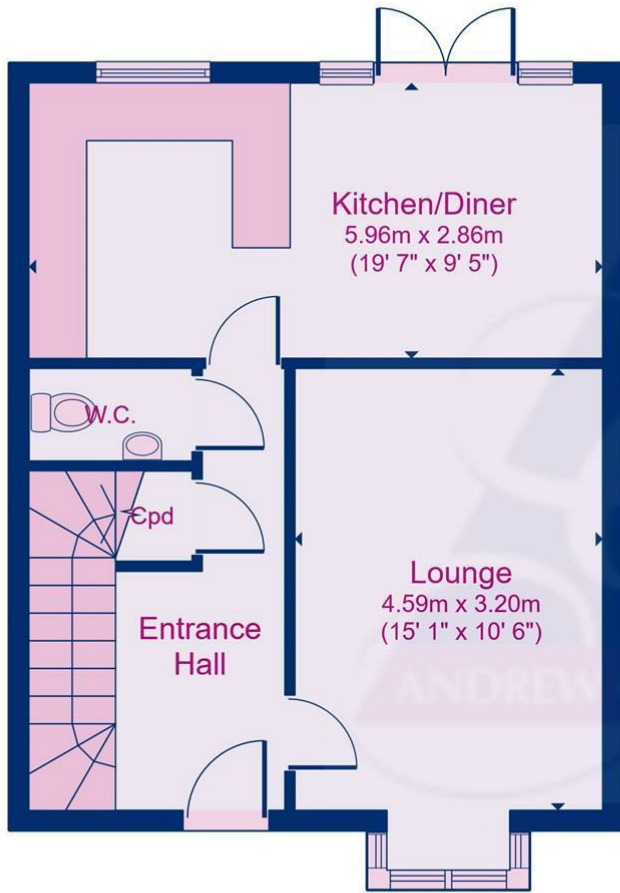
If you have a house to sell then we offer a Free Valuation, without obligation.

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 .

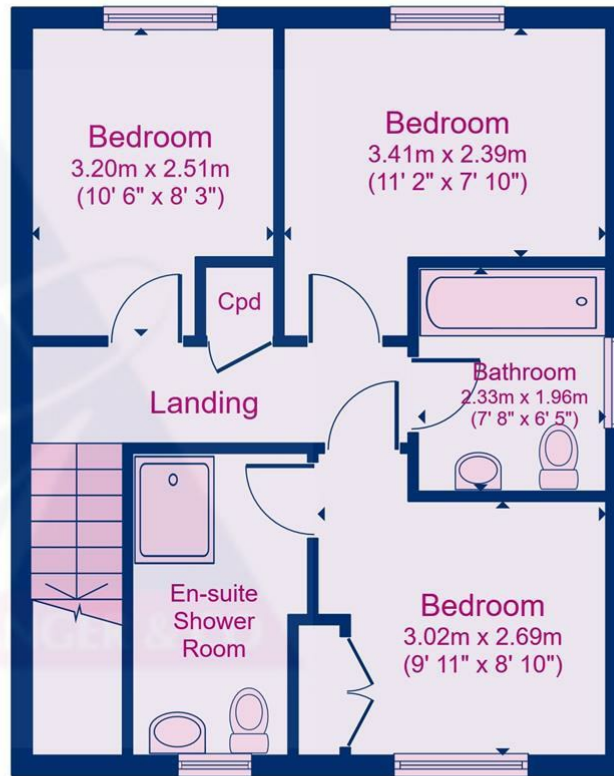
Energy Performance Certificate - B

Council Tax & Tenure

We understand the property to be freehold with vacant possession upon completion. Oadby & Wigston Council - Tax Band D. 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 - B

Tenure - Freehold

Council Tax Band - D

Local Authority
Oadby & Wigston



To view this property please contact our Leicester (AG) office on 0116 242 9922



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