



ANDREW
GRANGER & CO
FOR SALE

St. Oswald Road, Leicester, LE3 6RJ

ANDREW
GRANGER & CO

Part of
SHELDON
ROSELEY
KNIGHT
LAND AND
PROPERTY
PROFESSIONALS

Property Description

Offered to the market with no upward sales chain, this wonderful former vicarage is located in the New Parks area of Leicester, within easy access of local schools, shops and a wealth of amenities both locally and in the city centre.

In summary, the property consists of 3 spacious reception rooms, a large kitchen diner, utility room and internal garage/storeroom. Upstairs, you will find 4 well sized bedrooms alongside a family bathroom and toilet. Outside is a large wrap-around garden providing ample outdoor space alongside a gated driveway with room for multiple cars.

This property offers a rare opportunity to acquire a spacious and private family home situated in a popular suburb of Leicester and viewing is highly recommended.





Key Features

- Offered with no upward chain
- Fully fenced from the road
- Ample parking and garage
- Large wrap around garden
- Multiple spacious reception rooms
- Four bedrooms
- Under 5 miles of Leicester City centre
- Short walk from an array of shops and leisure facilities.

£325,000

Accommodation in Detail

Front of the property

Full fenced from the road, the front of the property features ample parking space, access to the garage and gates leading into the garden.

Ground Floor

Entrance Hall

Spacious carpeted entrance hall with stairs leading to the first floor landing, doors to the lounge, second reception room, kitchen/diner and cloakroom. Side facing window and radiator.

Cloakroom

Tiled flooring through. Toilet cubicle and sink. 2 side facing windows and radiator.

Lounge

17'10" x 12'10" (5.45 x 3.92)

Carpeted reception room with dual aspect windows to front and side elevation, door leading out to the garden, radiator, double doors opening into the dining room and door leading to the hallway.

Dining Room

13'4" x 11'0" (4.07 x 3.36)

Carpeted dining area with dual aspect windows to rear and side elevation, radiator, double doors opening into the lounge and door leading to the hallway.

Second Reception Room

11'9" x 9'4" (3.59 x 2.86)

Carpeted reception room with large front facing window, feature fireplace, radiator and door leading into the entrance hall.

Kitchen/Diner

18'4" x 9'4" (5.59 x 2.86)

U-shaped kitchen with a selection of base and wall units, oven, stainless steel sink with draining area, wall mounted boiler, two rear facing windows and a dedicated dining area alongside doors leading into the hallway and utility room.

Utility Room

13'1" x 8'5" (4.00 x 2.58)

A selection a base and wall units, stainless steel sink with draining area, rear facing window and doors to the garden, kitchen/diner and store room.

Store Room

8'2" x 13'8" (2.51 x 4.19)

Dedicated storage area with power, doors leading to the utility room and out towards the front of the property.

First Floor

Landing

Carpeted landing area with doors to all four bedrooms alongside the bathroom and WC, loft access and side racing window.

Bedroom One

14'11" x 15'1" (4.55 x 4.62)

Double bedroom with wooden flooring throughout, side facing window overlooking the garden, radiator and in built storage.

Bedroom Two

11'11" x 10'10" (3.64 x 3.32)

Second double bedroom, carpeted throughout, front facing window, radiator and in built storage.





Bedroom Three

9'5" x 15'1" (max) (2.88 x 4.62 (max))

Carpeted throughout, radiator and side facing window.

Bedroom Four

15'5" x 7'3" (max) (4.72 x 2.23 (max))

Carpeted throughout, radiator and side facing window.

Bathroom

6'4" x 10'2" (max) (1.94 x 3.12 (max))

Rear facing frosted window, bath with floor to ceiling tiling, sink with tiled splash back and door to the landing.

WC

Separate toilet next to the bathroom with side facing window and door to the landing.

Garden

Large wrap around garden stretching across the side and rear of the property. Mainly laid to lawn, the garden also features a small patio area and gates leading towards the front of the property and driveway.

Restrictive Covenants

The following restrictive covenants apply to this property and any prospective purchaser is advised to ensure they are all fully understood prior to purchase. Please contact the agent for any additional information.

That no act deed matter or thing shall at any time be done suffered or permitted in or upon the property or any part thereof which may be or become a nuisance annoyance or disturbance to the Minister for the time being conducting or the congregation attending divine service in the Church of St Aidans or in the churchyard surrounding the same.

That the Transferee will not at any time hereafter call or designate the messuage or dwellinghouse erected on the property or permit the same to be called or designated by any name which might suggest that the same is owned or occupied by the incumbent for the time being of the said benefice

That neither the property or any part thereof nor any existing or future building thereon or on any part thereof shall at any time hereafter be used as or for a place of amusement hotel tavern inn or public house nor shall any spirituous or fermented liquors at any time be sold in or upon the same or any part thereof and that no act deed matter or thing shall at any time be done suffered or permitted in or upon the property or any part thereof which may be or become a nuisance annoyance or disturbance to the incumbent for the time being of the said benefice or his successors or the Vendors or its successors in title or which may tend to depreciate or lessen the value of the adjoining or neighbouring property belonging to the incumbent for the time being of the said benefice or to the Vendors

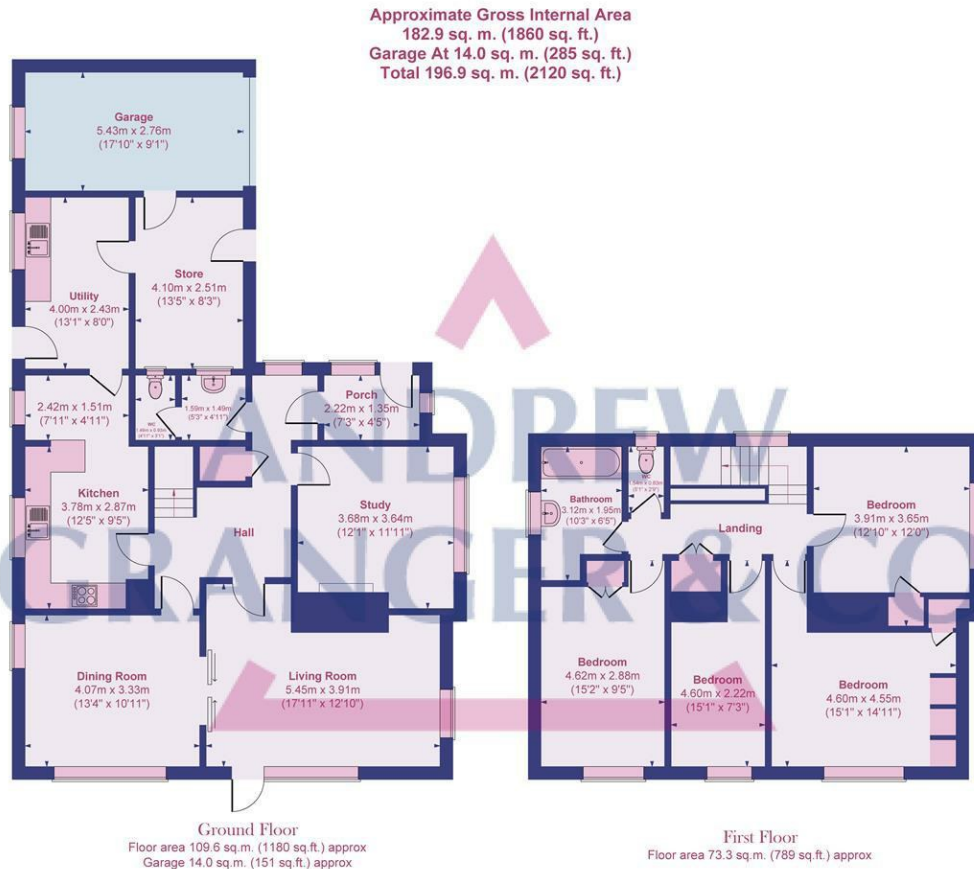
That the plans and elevations of any external alterations etc shall be submitted to the Vendors for prior approval (not to be unreasonably withheld or delayed).

That the Property shall only be used as a single dwelling house in the occupation of one family.

The property is subject to existing building line restrictions whereby no buildings can be erected nearer than 20 feet to the roadside boundary or 5 feet to the south western boundary.



Floorplan



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Leicester

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Oadby (Sales) office on 01162 429922