



Connells

Harborough Road
Oadby Leicester



Property Description

THREE BEDROOM, end-terraced house with an extended, open plan lounge/diner and downstairs shower room. Very good sized garden and driveway for multiple vehicles.

The property briefly comprises a porch which is leading to the hallway, an open plan lounge, extended dining area with skylight, kitchen and shower room to the ground floor accommodation. Two double and one single, bright and cosy bedrooms with family bathroom and accompanying toilet on the first floor.

This property is further complimented by a spacious, low maintenance garden and patio area, with shed storage and driveway to the side of the house, leading to the front, for multiple vehicles.

Located within catchment area to the 'Outstanding' Primary and Secondary schools in the Oadby area, situated 100 yards from Launde Primary School. Regular transport links available to Leicester City Centre and surrounding areas. Also within close walking proximity to the local amenities, including village shopping, supermarkets, shops, restaurants, local park and leisure facilities makes this the ideal location for your next move.

Porch

Access to the property.

Hallway

Having a radiator, door to the open plan lounge/extended dining room and downstairs shower room, stairs ascending to the first floor accommodation.

Lounge/Diner

25' x 9' 10" (7.62m x 3.00m)

Open plan lounge/diner, having a bay window to the front, radiator and ornamental fireplace. Dining area including skylight and French doors to rear garden.

Kitchen

8' 5" x 5' 10" (2.57m x 1.78m)

Fitted with a range of wall and base unit, hob with extractor fan over and an integrated oven.

Ground Floor Shower Room

Having a shower, wash hand basin and WC. Window to rear.

Bedroom 1

11' 1" x 10' 9" (3.38m x 3.28m)

Having a carpet floor, radiator, fitted wardrobe and a bay window to the front elevation.

Bedroom 2

14' 5" x 10' 10" (4.39m x 3.30m)

Having a carpet floor, radiator, fitted wardrobe and a window to the rear elevation.

Bedroom 3

9' 11" x 8' 5" (3.02m x 2.57m)

Having a carpet floor, radiator and a window to the front elevation.

Family Bathroom

Fitted with a wash hand basin, WC, bath and window to rear elevation.

Outside

Driveway leading to side of property suitable for multiple vehicles. Spacious and low maintenance garden with patio area and shed storage. Ample scope for extending to the side, rear and loft with potential for a separate garden room or office STPP.

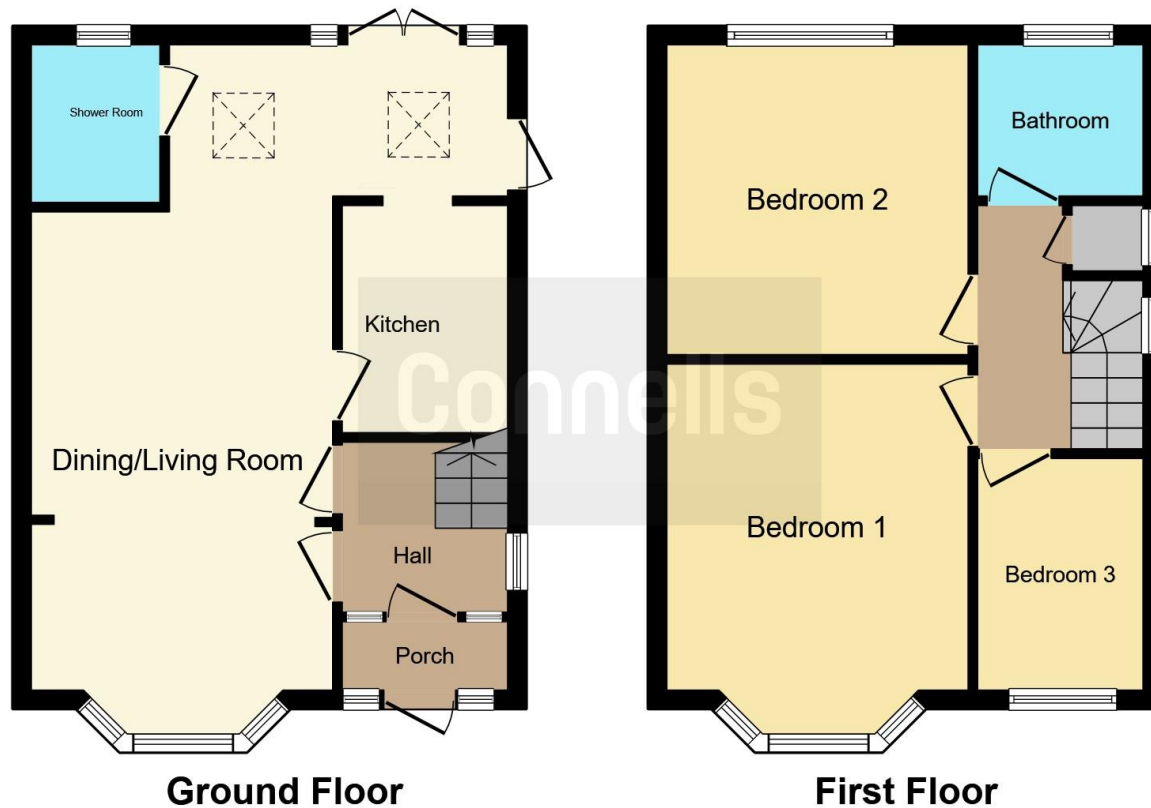
Agent's Note

It is our understanding that this property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
 MARKET HARBOROUGH LE16 7DS

view this property online connells.co.uk/Property/OBY310958

directions to this property:

Proceed from the Agents Oadby office to the A6. Turn right at the traffic lights proceeding out of Oadby in a south easterly direction. The property can be identified on the right hand side clearly marked with the Agents 'For Sale' board.

EPC Rating: E

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OBY310958 - 0007