



Connells

Southfields Avenue
Oadby Leicester



Property Description

We are delighted to present for sale this three bedroom semi-detached family home, brought to you exclusively by Connells, Situated in the sought after location of Oadby, we believe the property would be the ideal investment for a family. Contact us now to arrange an exclusive viewing tour!

Entrance Porch

Double Glazed French doors to front.

Entrance Hall

Double glazed door to front, stairs to first floor and door off to:-

Lounge

13' 2" Max into recess x 13' 2" Max into Bay (4.01m Max into recess x 4.01m Max into Bay)

Bay window to front, feature fireplace, ceiling light point and central heating radiator.

Reception Room Two

12' 6" x 12' 2" (3.81m x 3.71m)

Feature fireplace, ceiling light and ceiling spots, central heating radiator and window to rear.

Kitchen

8' 9" x 6' 9" (2.67m x 2.06m)

Fitted kitchen comprising of a range of base and wall units with roll top work surface over

incorporating stainless steel sink and drainer unit, gas hob with extractor hood over and oven under, tiling to splash backs, tiled flooring, central heating radiator, ceiling light point, door to side and window to rear.

First Floor Landing

Having loft access point, window to side and door off to:-

Bedroom One

13' Max into bay x 12' (3.96m Max into bay x 3.66m)

Having feature fireplace, central heating radiator and bay window to front.

Bedroom Two

12' 7" x 12' 3" (3.84m x 3.73m)

Having feature fireplace, central heating radiator and bay window to rear.

Bedroom Three

7' 9" x 7' 6" (2.36m x 2.29m)

Window to rear and ceiling light point.

Bathroom

white suite comprising of Bath with electric shower over, Pedestal wash hand basin, W.C., tiling to splash backs, ceiling light point, obscured windows to side and rear.

Outside

Front

Block paved driveway allowing multiple off road parking and giving access to the Garage and lawned foregarden.

Rear Garden

Paved patio area with the remainder laid mainly to lawn and raised planters.

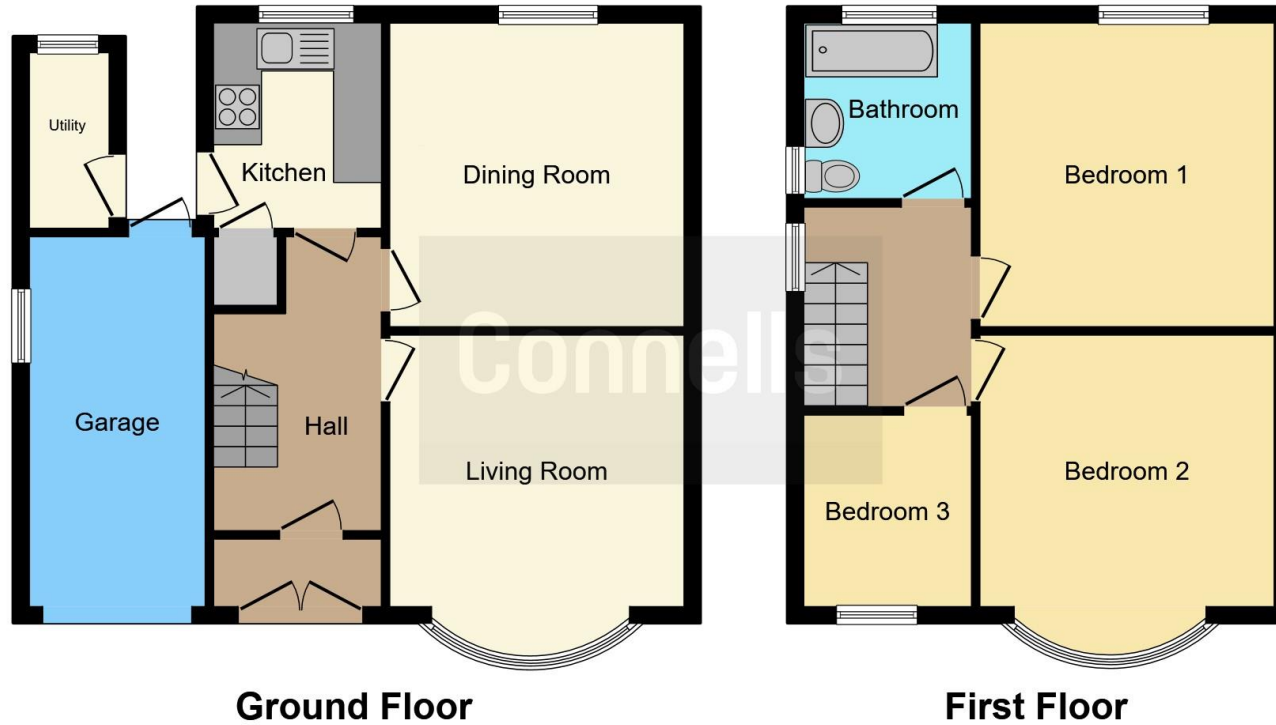
Garage

Having double doors to front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

EPC Rating: D

view this property online connells.co.uk/Property/OBY311435

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.

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