



**Connells**

Charles Way  
Oadby Leicester



### Property Description

A well presented detached bungalow in a highly sought after location, which in brief comprises of lounge, conservatory, kitchen/diner, two double bedrooms and bathroom. The property further benefits from multiple off-road parking, garage, front garden with driveway and a south facing rear garden.

### Entrance Porch

Having uPVC door to front, double glazed windows to front and side and ceiling light point.

### Entrance Hall

Having wood flooring, central heating radiator, ceiling light point and doors of to:-

### Lounge

15' 9" x 11' 9" ( 4.80m x 3.58m )

Having doors to conservatory, window to side, feature fireplace, television point and central heating radiator.

### Kitchen/Diner

13' 4" x 11' 5" ( 4.06m x 3.48m )

Having a range of base and wall units with roll top worksurface over incorporating sink and drainer unit, gas hob with cooker hood over, double oven and grill, microwave, integrated fridge/freezer, integrated dishwasher, tiling to splash prone areas, ceiling spot lights, central heating radiator, double glazed window to rear and door to side.

### Utility Area

Having double glazed window to side, space and plumbing for washing machine, light and power.

### Conservatory

13' 10" x 11' 10" ( 4.22m x 3.61m )

Being double glazed to side and rear, double glazed French doors to garden, ceiling light and fan, two electric heaters and vinyl flooring.

## Bedroom One

15' 5" Max to recess x 10' 9" ( 4.70m Max to recess x 3.28m )

Double bedroom comprising fitted wardrobes and dresser, double glazed bow window to front, central heating radiator, ceiling light point and loft access point with drop down ladder.

## Bedroom Two

11' 9" x 11' 1" to back of robes ( 3.58m x 3.38m to back of robes )

Double bedroom comprising fitted wardrobes, double glazed bow window to front, central heating radiator and ceiling light point.

## Shower Room

Having white suite comprising of vanity wash hand basin, wc, shower cubicle, tiled walls, vinyl flooring, central heated chrome towel radiator, ceiling spots and obscured double glazed window to rear.

## Front Garden

Block paved driveway allowing multiple off-road parking with lawned foregarden.

## Rear Garden

Easy maintenance south facing rear garden being mainly block paved with having display borders and summer house.

## Garage

15' 8" x 10' 4" ( 4.78m x 3.15m )

Having remote up and over door to front, pedestrian door to rear hall, double glazed window to side, light and power.









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](http://www.focalagent.com)

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**EPC Rating: C**

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Tenure: Freehold



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