



Connells

Southfields Avenue
Oadby Leicester



Property Description

This well-presented and generously proportioned four-bedroom detached property offers the perfect blend of space, practicality, and comfort-ideal for growing families or those looking for additional room to spread out.

Set behind a private driveway with an integral garage, the home welcomes you through a porch into a spacious hallway complete with a handy downstairs WC. The ground floor offers excellent living space, including a bright and expansive living room, a separate dining room ideal for entertaining, and a well-appointed fitted breakfast kitchen-perfect for busy family life.

Upstairs, the property boasts four generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a large family bathroom with a shower-over-bath setup.

Immaculately maintained and thoughtfully laid out, this home ticks all the boxes for modern family living

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Having UPVC door to the front, UPVC window to the front and side

Entrance Hall

With solid wood floor, radiator, UPVC window and door to the front and understairs cupboard

Cloakroom

Being fully tiled and having wash hand basin, low level WC and extractor fan

Lounge/Dining Room

28' x 12' 5" (8.53m x 3.78m)

Having solid wood flooring, UPVC bay window, radiators, sliding doors onto the garden, feature gas fireplace, television point and telephone point

Kitchen

9' 3" x 18' 2" (2.82m x 5.54m)

Having wall and base unit, worktops, wine cabinet, SMEG range cooker and hood, stainless steel one and a half bowl sink, UPVC door and window to the rear, integrated dishwasher and boiler

First Floor Landing

Bedroom One

18' 2" x 10' 3" (5.54m x 3.12m)

Having two windows to the front and radiator

En-Suite

Fitted with shower and enclosure, sink, vanity unit and extractor fan

Bedroom Two

12' 4" x 11' 5" (3.76m x 3.48m)

Having window to the front and radiator

Bedroom Three

12' 4" x 13' (3.76m x 3.96m)

Having window to the rear and wardrobes

Bedroom Four

12' 5" x 10' 4" (3.78m x 3.15m)

Window to the rear and wardrobes

Bathroom

Having window to the rear, heated towel rail, low level WC, bath with shower over and wash hand basin

Outside

The rear garden is enclosed by timber fencing, timber shed, decked patio and mature trees and shrubs.

Integral Garage

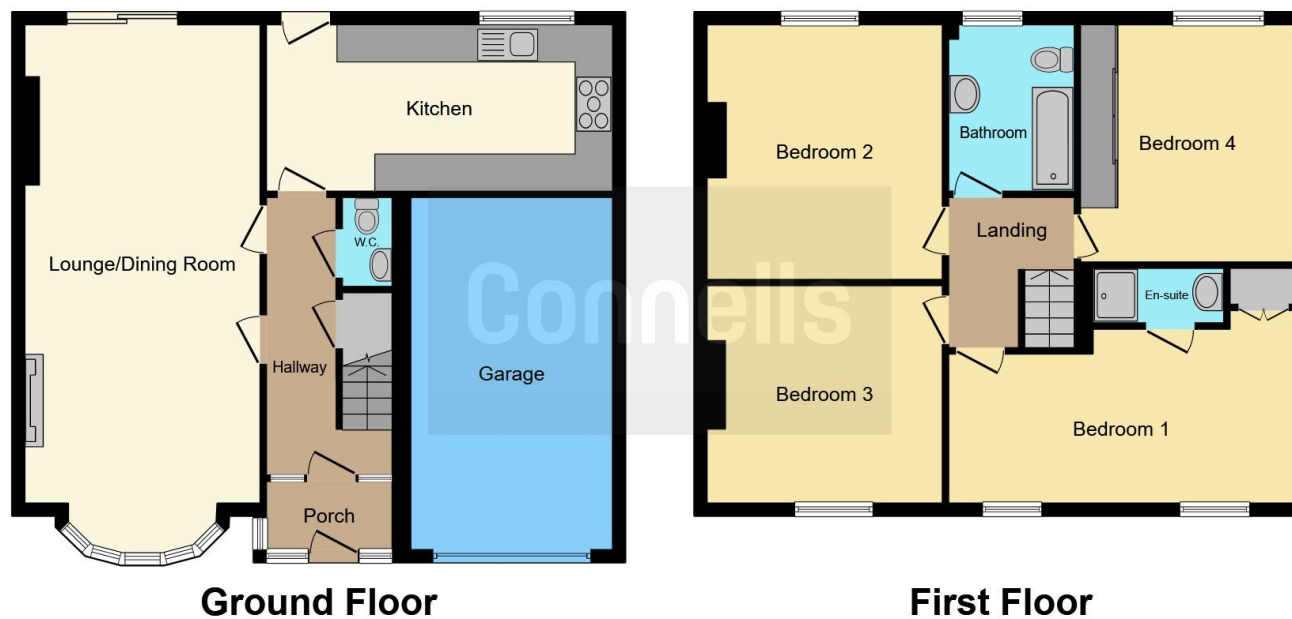
19' 2" x 10' 6" (5.84m x 3.20m)

Having up and over door, power and light









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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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