



Connells

Norman Court
Oadby Leicester

Norman Court Oadby Leicester LE2 4UD

for sale guide price
£280,000



Property Description

Connells Oadby are delighted to present this three-bedroom detached family home, tucked away on the highly sought-after Oadby Grange development. Offered for sale by Modern Method of Auction and with no onward chain, this property represents a fantastic opportunity for families, first-time buyers, or investors keen to secure a home in one of Oadby's most desirable locations.

The property enjoys a quiet cul-de-sac setting, with excellent access to outstanding local schools, shops, and amenities. Inside, the well-planned accommodation includes a welcoming entrance hall with guest WC, a bright lounge with feature fireplace, and a spacious kitchen/diner, ideal for family meals and entertaining. Upstairs, three bedrooms are served by a modern family bathroom.

Externally, the home benefits from a private driveway, single garage, and a well-maintained, low-maintenance rear garden - perfect for outdoor relaxation without the upkeep.

This is a rare chance to acquire a home in such a coveted position, ready for its new owners to place their own stamp on.

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.

Living Room

10' x 15' (3.05m x 4.57m)

Featuring a fireplace with gas fire, TV point, radiator, double glazed window and patio door.

Dining Room

7' 1" x 10' (2.16m x 3.05m)

There is a radiator, wood effect flooring and double glazed window.

Kitchen

7' 1" x 12' (2.16m x 3.66m)

Fitted with a range of wall and base units with work surfaces over, one and a half bowl sink, oven, four ring gas hob, extractor, plumbing for washing machine, space for further appliance, radiator, boiler and double glazed window.

Guest W.C.

Fitted with a wash hand basin, WC, consumer unit and double glazed frosted window.

First Floor Landing

Having loft access and double glazed window.

Bedroom One

9' x 10' (2.74m x 3.05m)

There is a radiator, wood effect flooring and double glazed window.

Bedroom Two

8' x 10' (2.44m x 3.05m)

Having a radiator and double glazed window.

Bedroom Three

6' 1" x 7' 1" (1.85m x 2.16m)

There is a radiator and double glazed window.

Bathroom

5' 1" x 7' (1.55m x 2.13m)

Fitted with a suite comprising of a bath with shower over, pedestal wash hand basin, WC, partly tiled walls, tiled flooring, shaver point, radiator and frosted double glazed window.

Outside Front

To the front of the property there is a driveway.

Garage

Having up and over door, power and lighting.

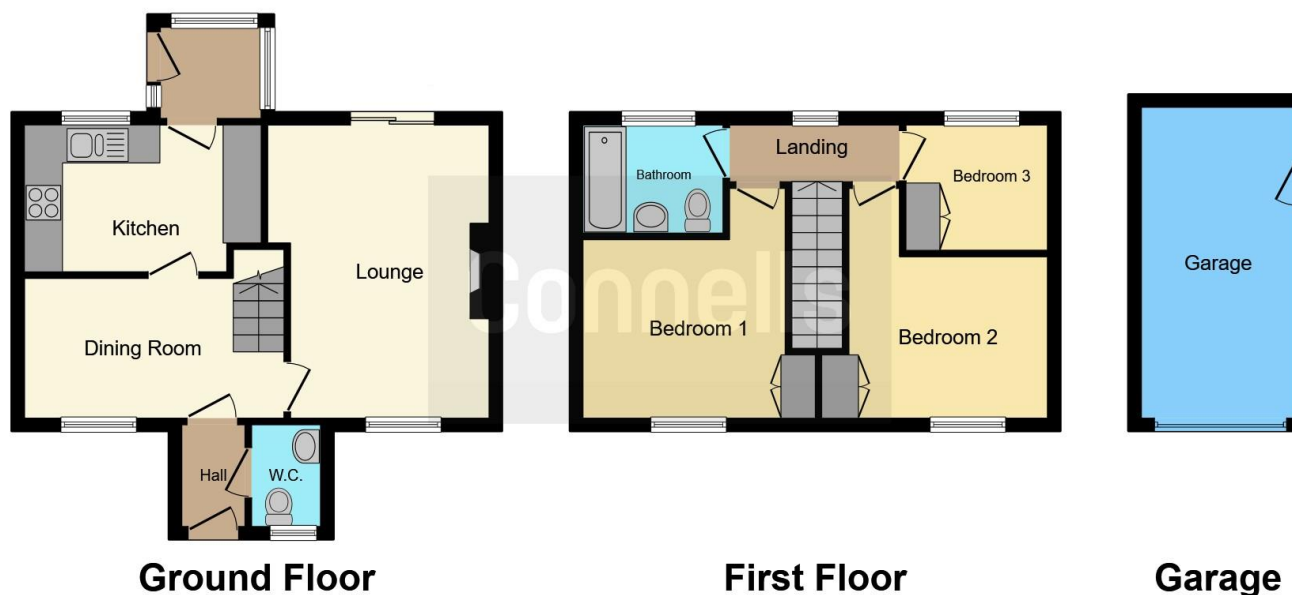
Rear Garden

There is a low maintenance rear garden.









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

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/OBY312109



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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