

## FOR SALE

Kew Drive

Oadby

Leicester LE2 5TS



## ASKING PRICE: £298,500

- A Well Presented Semi Detached Family Home
- Entrance Hall, Lounge & Dining Kitchen
- Front Garden With Car Standing For 2 Vehicles & Car Port Leading To Garage
- Located In The Sought After Area Of Oadby
- 3 Bedrooms & Family Bathroom
- Large Rear Enclosed Garden With a Private & Sunny Outlook



## Location

This property is located on Kew Drive, just off Coombe Rise. The property benefits from being in close proximity to schools such as Gartree High School and Beauchamp College, supermarkets and much more. The area is serviced by frequent bus links to and from Leicester City Centre.

## Description

A well-presented semi-detached home briefly comprising, porch, entrance hall, lounge and dining kitchen. To the first floor, 3 bedrooms and family bathroom. Externally, front garden with car standing for 2 vehicles, car port and a large garden with a private and sunny outlook. Ideal for families or investors.

## Accommodation

*All measurements are approximate:*

### Porch

Double glazed door to front, double glazed windows to front.

### Entrance Hall

Stairs to first floor, radiator, power points, light fittings.

### Lounge - 16' 3" x 10' 9" (4.95m x 3.27m)

Double glazed window to front, radiator, power points, spotlights, pendant light fitting.

### Dining Kitchen - 9' 4" x 17' 6" (2.84m x 5.33m)

Double glazed French doors to rear, double glazed door to side, double glazed windows to rear, stainless steel sink with hot and cold mixer tap set into worktop with a range of cupboard and drawers under, wall mounted unit, cooker recess, extractor fan, radiator, power points, pendant light fittings.

### Landing

Access to loft.

### Bedroom 1 - 8' 6" x 7' 5" (2.59m x 2.26m)

Double glazed window to rear, radiator, power points, pendant light fitting.

### Bedroom 2 - 10' 8" x 11' 2" (3.25m x 3.40m)

Double glazed window to rear, radiator, power point, pendant light fitting.

### Bedroom 3 - 7' 4" x 8' 2" (2.23m x 2.49m)

Double glazed window to front, radiator, power point, pendant light fitting.

### Bathroom - 6' 7" x 7' 5" (2.01m x 2.26m)

Double glazed window to rear, panelled bath with hot and cold mixer tap and shower over, wash hand basin with hot and cold mixer tap, low level WC, radiator, pendant light fitting.

## Outside

Front garden laid to lawn and car standing for 2 vehicles, car port, rear enclosed garden with a private and sunny outlook.

## Tenure

Freehold

## EPC

Band D.

## Council Tax

The property falls within Band C.

## Services

The services, fittings, and appliances (if any) have not been tested by the agents.

## Local Authority

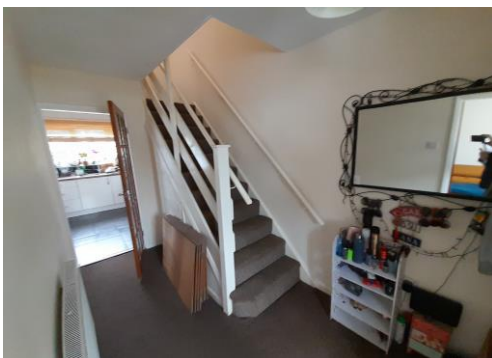
Oadby & Wigston Borough Council.

## Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

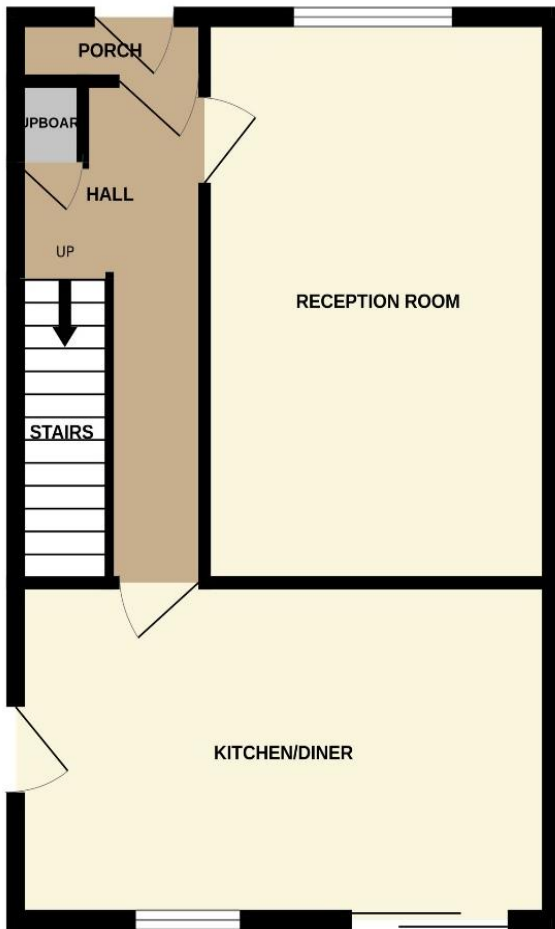
Tel: 0116 254 3373

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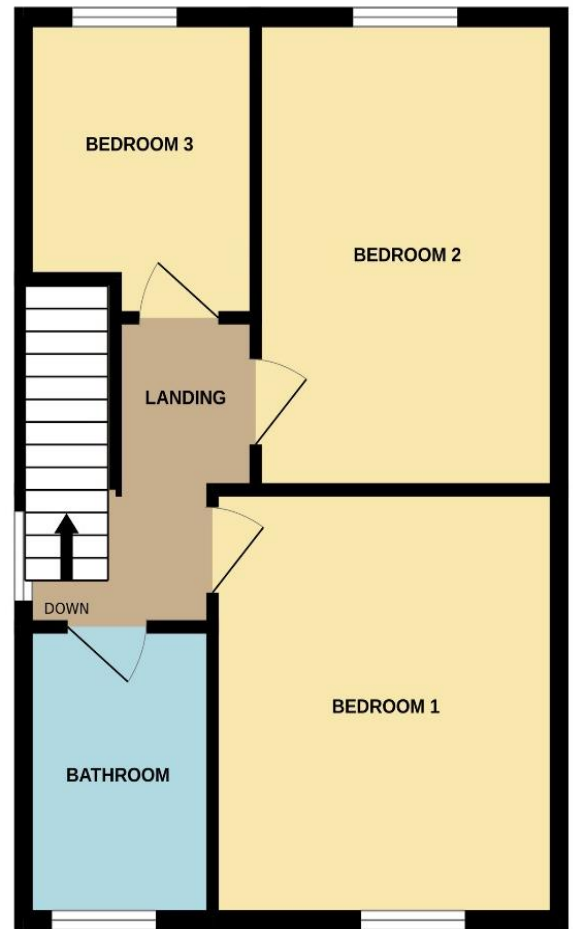




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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