

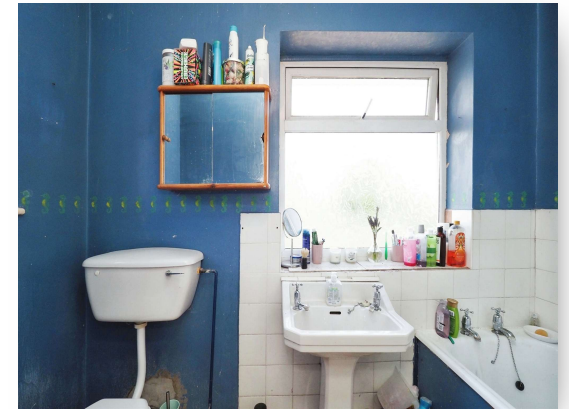
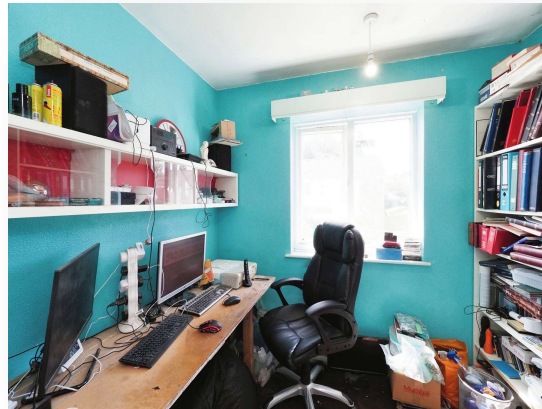


Greenbank Drive, Oadby Leicester LE2 5RP

welcome to

Greenbank Drive, Oadby Leicester

GUIDE PRICE £325,000 - £350,000. Beautifully presented semi-detached family home located in the popular location of Oadby, Leicester. We believe the property would be an ideal purchase for a family to enjoy due to the property's convenient residential location or even for an investor.



Entrance Hall

Being approached via a door from the front with stairs rising to the first floor.

Lounge

14' 1" x 13' 1" (4.29m x 3.99m)

There is a fireplace with open fire, three radiators and double glazed bay window to the front.

Kitchen

10' 10" x 9' (3.30m x 2.74m)

Fitted with a range of wall and base units with work surfacing over, single drainer sink, built-in oven, gas hob, extractor, plumbing for washing machine, space for under counter fridge, storage cupboard, door to the side and further door to the:

Dining Room

12' x 11' 1" (3.66m x 3.38m)

Having a wall mounted gas fire, radiator and double glazed sliding doors to the rear garden.

First Floor Landing

Having a storage cupboard.

Bedroom One

15' 1" x 13' (4.60m x 3.96m)

There is a radiator and double glazed bay window to the front.

Bedroom Two

13' x 11' 1" (3.96m x 3.38m)

Having a radiator and double glazed window to the rear.

Bedroom Three

8' 1" x 8' (2.46m x 2.44m)

There is a radiator and double glazed window to the front.

Bathroom

Fitted with a bath, pedestal wash hand basin, WC, partly tiled walls, radiator and double glazed window to the side.

Outside Front

To the front of the property there is a driveway providing parking, lawn area and gated access to the garden.

Single Garage

Having up and over door and personal door to the side.

Rear Garden

The enclosed rear garden is mainly laid to lawn, brick-built storage with window and garden shed.

Agents Note

We are advised by the current vendor that there is planning permission for a single storey extension the back and a double storey to the side.



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welcome to

Greenbank Drive, Oadby Leicester

- Beautifully presented three bedroom semi-detached house
- Large rear garden with stream at the back
- Ideal residential location
- Close to local amenities
- Planning permission for extension

Tenure: Freehold EPC Rating: D

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD107882 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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