

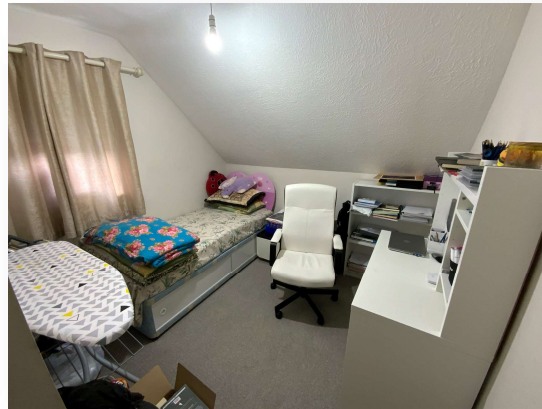


Wych Elm Road, Oadby Leicester LE2 4EF

welcome to

Wych Elm Road, Oadby Leicester

Occupying a good sized plot, this property benefits from having a kitchen, utility, dining room, conservatory, cloakroom, four bedrooms one with ensuite and family bathroom. Outside to the rear is a good size garden and to the front a drive leading to single garage.



Entrance Hall

uPVC door to the front aspect, radiator, understairs storage cupboard and stairs leading to the first floor.

Cloakroom

Comprising of a low level WC, wash basin, double glazed window to front and radiator.

Lounge

14' x 13' 10" max (4.27m x 4.22m max)

Double glazed bay style window to the front aspect, radiator and feature fireplace.

Dining Room

10' 1" x 8' 9" max (3.07m x 2.67m max)

Double glazed patio door opening to the conservatory and radiator.

Conservatory

12' 2" x 11' 11" max (3.71m x 3.63m max)

Good size conservatory constructed with brick and uPVC, double glazed windows to side and rear and double glazed French doors opening onto the rear garden.

Kitchen

12' x 9' 5" max (3.66m x 2.87m max)

Wall and base units with roll top work surfaces and tiled splash back, integrated oven and gas hob with extractor hood over. Space for dishwasher, fridge/freezer, sink with drainer, double glazed windows to the rear aspect and opening to utility area.

Utility Room

6' 11" max x 5' 4" max (2.11m max x 1.63m max)

Wall and base units with roll top work surfaces and tiled splash back, sink and drainer, plumbing for washing machine, a wall mounted central heating boiler, double glazed door to rear and radiator.

First Floor Landing

Access to all upstairs bedrooms.

Bedroom One

11' 10" x 11' 11" max (3.61m x 3.63m max)

Double glazed window to front and side aspect, radiator, door to ensuite and built-in wardrobes.

Ensuite

Good size ensuite comprising of a shower cubicle, low level WC, wash hand basin, wall tiling, double glazed window to side and extractor fan.

Bedroom Two

9' 8" x 9' 9" min (2.95m x 2.97m min)

Double bedroom with double glazed window to rear aspect and radiator.

Bedroom Three

11' 4" x 6' 6" min (3.45m x 1.98m min)

Bedroom Four

11' 4" x 6' 6" min (3.45m x 1.98m min)

Double glazed window to front aspect, radiator and eaves storage.

Bathroom

Comprising of a bath with mixer tap and shower over, low level WC and wash hand basin inset to a vanity unit, wall tiling, double glazed window to the rear aspect, a heated towel rail and extractor fan.

Outside

There is a garden to the front of the property which is mainly laid to lawn with shrubs to the front and drive leading to single garage. To the side is gated access to the rear of the property. The rear garden is mainly laid to lawn with flowerbeds, large patio on multi-level, outside water tap and access to the garage.

Garage

A single garage with electric power points and lighting.



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welcome to

Wych Elm Road, Oadby Leicester

- Four bedroom detached house
- Driveway & garage
- Good sized rear garden
- Very popular location
- No onward chain

Tenure: Freehold EPC Rating: D

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD105944 - 0013

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