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ESTATE & LETTING AGENTS



41 Elizabeth Drive

Oadby, Leicester, LE2 4RE

Asking Price £435,000



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A unique, traditionally built, four bedroom detached bungalow, in the much sought after location of Oadby, in South Leicestershire. This deceptively spacious property sits in a prominent position on Elizabeth Drive.

This double fronted accommodation comprises of; a wide and airy entrance hallway, a welcoming lounge with open fire, spacious fitted kitchen with patio doors to the rear garden, two bedrooms, a three piece bathroom suite, garage/utility space with an additional shower room with WC, all to the ground floor.

To the first floor, there are two further double bedrooms, with an exception amount of storage space. The first floor boasts plenty of further storage in the loft eaves, boiler cupboard and in the bedrooms.

The property further benefits from having Upvc double glazing, gas central heating, a garage for storage & off road parking for two vehicles at the front of the property.

There is potential for further development within the larger than average roof space and garage/utility area, subject to the

- Four Bedroom Detached Bungalow
- Desirable Location
- Secure Enclosed Rear Garden
- Modern Main Bathroom Suite
- Fully Double Glazed & Gas Central Heating
- Garage/Utility with Additional W/C & Shower.
- Scope For Further Development - STPP
- Off Road Parking For 2 Vehicles
- Council Tax Band D
- EPC Rating TBC



Location

Standing on both sides of the A6 and bordering Leicester to the north west, only 4 miles from the city centre, with transport links to the city centre via bus route, Oadby forms part of the Borough of Oadby & Wigston and is without doubt one of South Leicestershire's most desirable settlements. With Leisure facilities including Glen Gorse Golf Club, Leicester Racecourse and Parklands Leisure Centre along with riding facilities and Brocks Hill Countryside Park, Oadby has grown around the town centre on Leicester Road and The Parade with an excellent range of shops, banks, public houses, doctors, and restaurants with stores such as M&S and Sainsbury's. Having an excellent mix of housing and being well served by a good selection of schooling in both the state and private sectors, including The Leicester Grammar School in nearby Great Glen, Oadby boasts some of the most desirable addresses in the county.

Draft Details Awaiting Vendor Approval

Entrance Hallway

15'2 x 5'8 (4.62m x 1.73m)

Upvc double glazed front door with window, gas radiator, power points.

Lounge

15 x 12'5 (4.57m x 3.78m)

UPVC double glazed windows to the front and the side aspect, with triple aspect natural lighting, gas radiator, gas feature fire place, TV point, phone point and power points.

Kitchen

14'2 x 16'3 max (4.32m x 4.95m max)

Fitted with wall and base units with roll top work surfaces, integrated electric oven and gas hob with extractor fan over, stainless steel sink and drainer with mixer tap, plumbing for a dishwasher, space for a freestanding fridge/freezer adjacent to the sink, slate tiled flooring throughout, complimentary wall tiling, TV point, Upvc double glazed windows to side and rear, 2 x gas radiators, power points and Upvc double glazed french doors leading to the rear garden. Single door leading to the internal garage space.

Bedroom One

13'4 x 9'8 (4.06m x 2.95m)

Upvc double glazed windows to the front, fitted wardrobes by Sharps, gas radiator and power points. Double aspect view.

Bedroom Two

11'4 x 9'7 (3.45m x 2.92m)

UPVC double glazed dormer window to the front aspect, velux window to the rear, radiator, tv point & power points. There is plenty of storage in the roof space.

Bedroom Three - Downstairs

9'7 x 15'9 (2.92m x 4.80m)

Upvc double glazed windows to the rear aspect, gas radiator and power points.

Bedroom Four - Upstairs

7'7 x 12'7 (2.31m x 3.84m)

Velux Window, internal storage, power points, radiator.

Bathroom

8'7 x 7'6 (2.62m x 2.29m)

Three piece suite comprising of bath with mixer tap and main supply shower attachment, low level w/c, wash hand basin, floor to ceiling fully tiled, full length heated towel rail/radiator and Upvc double glazed frosted window to the side aspect

Outside Front & Rear

A pleasantly presented, south facing, low maintenance, enclosed rear garden.

The property benefits from ample parking possibilities (private drive & street parking the full width of the property)

Garage/Utility Room



Floor Plan



Viewing

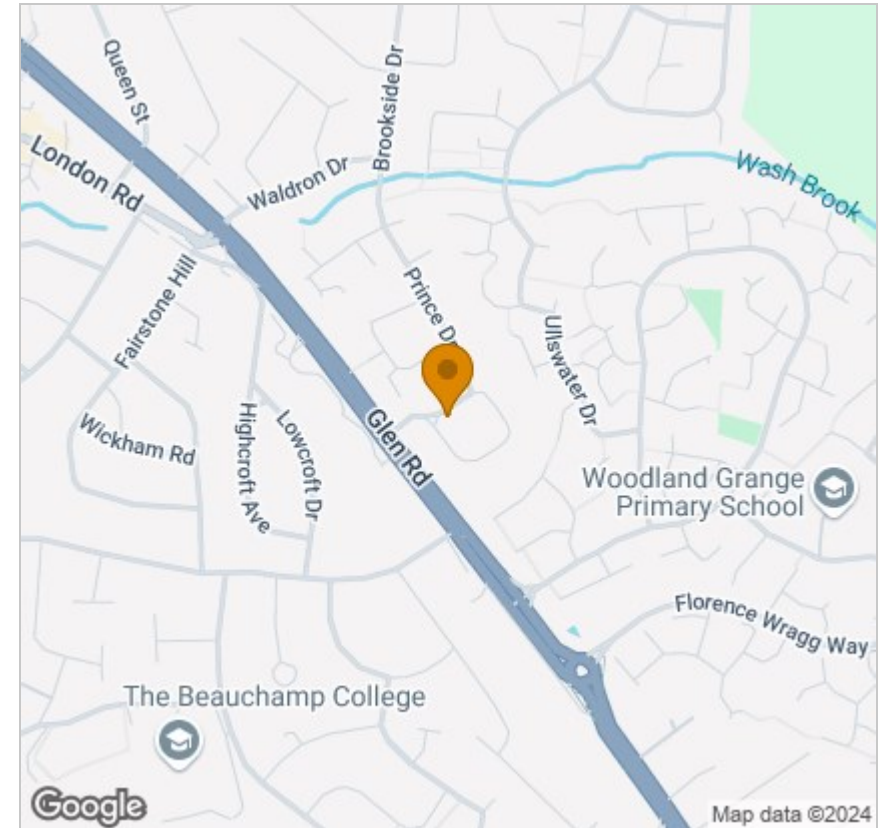
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	