



£1,150,000

Woodlands Close, Oadby, Leicester, LE2 4QP

- Imposing Detached Five Bedroom Residence
- Stunning Kitchen/Family Room
- Set over Three Floors
- Stunning Rear Garden backing onto woodland.
- EPC Rating C
- Four Reception Rooms
- One Bathroom, Three Shower Rooms
- Exclusive Cul Sac Location
- Triple Car Detached Garage Block
- Freehold / Council Tax Band G



AN IMPOSING MODERN FIVE BEDROOM FOUR RECEPTION ROOM DETACHED RESIDENCE SET IN THIS EXCLUSIVE QUIET CUL DEC SAC.

As you enter the home you encounter the spacious hallway, downstairs cloakroom, study, lounge, dining room, stunning fully fitted kitchen, leading into the fantastic family room.

On the first floor you have three bedrooms, the principal bedroom benefiting from its own dressing room and bathroom, the other two bedrooms both having en suite shower rooms.

The third floor offers two further bedrooms and a separate shower room.

The lovely garden has a separate tiled seating area for entertaining, the rest is laid to lawn with beautiful established flower borders all around, there is a gate which leads onto woodland where the residents can walk.

The property benefits from its own private driveway giving room for multiple off street parking and in addition to this you have a detached triple garage block for three cars and storage.

CALL BARKERS ON 0116 2709394



ENTRANCE HALL

Double glazed door to the front, built in coats cupboard, dado rail, coving, two radiators.



LOUNGE

20'1" x 12'10" (6.130 x 3.929)

Feature gas fireplace, dado rail, coving, two radiators, two double glazed windows to front elevation, double doors leading into dining room.



DINING ROOM

14'6" x 11'9" (4.437 x 3.587)

Tiled porcelain floor with underfloor heating, radiator, door leading into kitchen, bi-fold doors leading into family room.



STUDY
10'7" x 8'2" (3.236 x 2.510)

Range of built in units comprising of cupboards, drawers and desk, coving, radiator, two double glazed windows to front elevation.



OTHER ASPECT



KITCHEN
19'7" x 15'7" (5.985 x 4.772)

Feature Island Unit with built in 'Neff' five ring gas hob, and sink with feature hose tap, 'Best' extractor fan, pop up feature power point rack with USB socket, Range of fitted units with soft close drawers and cupboards, 'Cosentino Silestone' Worktops with matching splashbacks, Integral 'Neff' white good including full height fridge and freezer, Microwave oven and underneath Plate Warmer & electric fan oven, feature plinth lighting, porcelain tiled flooring with underfloor heating, two feature radiators, fitted Breakfast Bar with feature 'American Walnut' Wooden Worktop.



FAMILY ROOM
32'3" x 15'2" (9.842 x 4.642)

Porcelain tiled floor with underfloor heating, two feature roof lanterns with electric blinds and inset LED colouring changing light unit, three sets of double glazed Bi-Folding doors with remote controlled electric blinds to side and rear elevation, power points.



OTHER ASPECT



UTILITY ROOM

6'5" x 6'0" (1.956 x 1.845)

'Worcester' Boiler, Built in stainless steel sink with drainer, range of fitted cupboards with tiled splash backs, tiled porcelain floor, plumbing for W/M, radiator, extractor on ceiling, double glazed door to side elevation.



OTHER ASPECT



DOWNSTAIRS CLOAKROOM

Fitted furniture with vanity unit, cupboards and drawers, low level W/C, chrome heated towel rail, part tiled walls, tiled porcelain floor, frosted double glazed window to side elevation.



OTHER ASPECT



FIRST FLOOR LANDING
17'10" x 7'10" (5.436 x 2.405)

Built in cupboard housing 'Heatrae Sadia Megaflor Cylinder', radiator, coving, double glazed window to front elevation.



DRESSING AREA
8'5" x 5'9" (2.578 x 1.764)

Built in wardrobe, coving, radiator, double glazed frosted window to side elevation.



BEDROOM ONE
16'10" x 12'11" (5.153 x 3.943)

Range of built in fitted wardrobes, coving, two radiators, two double glazed windows to front elevation with built in blinds.



ENSUITE BATHROOM
9'4" x 5'7" (2.850 x 1.723)

Bath with shower mixer, corner shower cubicle with 'Mira' shower, basin, low level W/C, heated towel rail, fully tiled walls, built in extractor, shavers point.



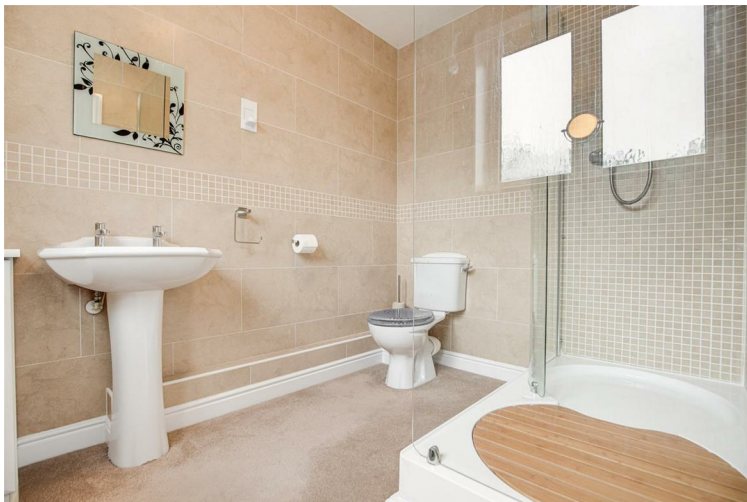
BEDROOM TWO
15'0" x 10'10" (4.584 x 3.304)

Built in wardrobes and dressing table, coving, radiator, double glazed window to rear elevation.



BEDROOM THREE
11'8" x 10'6" (3.574 x 3.221)

Fitted wardrobe, radiator, two double glazed wardrobes to front elevation



ENSUITE SHOWER ROOM
8'4" x 6'5" (2.562 x 1.962)

Basin, low level W/C, walk in shower with 'Mira' shower, radiator, built in extractor, fully tiled walls, double glazed frosted window to rear elevation.



ENSUITE SHOWER ROOM
7'9" x 6'4" (2.372 x 1.937)

Shower cubicle with 'Mira' shower, basin, low level W/C, extractor on ceiling, shavers point, fully tiled walls, heated towel rail, double glazed frosted window to side elevation.



SECOND FLOOR LANDING
12'10" x 7'11" (3.930 x 2.435)

Access to loft with pull down ladder, light and part boarded, coving, radiator, double glazed window to front elevation.



BEDROOM FIVE
21'0" x 10'9" (6.414 x 3.291)

Two built in eaves storage cupboards, coving, double glazed windows to front, rear and side elevations.



BEDROOM FOUR
21'0" x 13'2" (6.411 x 4.014)

Built in wardrobes, two built in eaves storage cupboards, two radiators, double glazed windows to front rear and side elevations.



SHOWER ROOM
9'7" x 7'11" (2.925 x 2.437)

Step up shower cubicle with folding doors and 'Mira' shower, basin, low level W/C, part tiled walls, extractor to ceiling, frosted double glazed window to rear elevation.



OUTSIDE

Patio is ideal for entertaining with porcelain tiles, raised beds with inset LED lighting, laid to lawn with mature borders, external power sockets, two water taps, side gate leading to the front of the property, gate leading onto communal woodland for resident's use for walking on.



OTHER ASPECT



TRIPLE CAR GARAGE BLOCK 29'9" x 18'9" (9.081 x 5.737)

Solar panels on the roof. Three electric up and over doors, built in shelves, double glazed frosted door to rear elevation, storage.

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

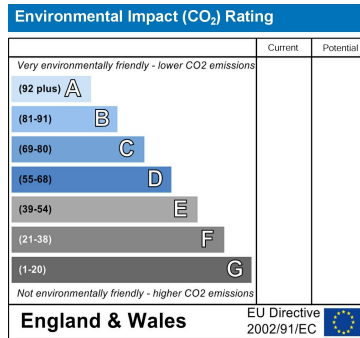
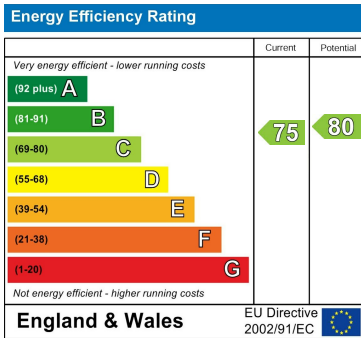
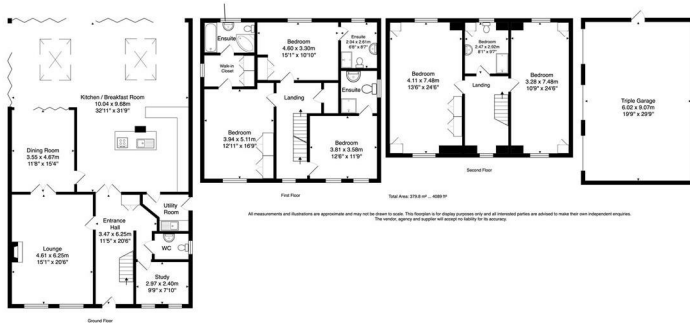
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



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- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
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- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

