



Offers In The Region Of £550,000

Rosemead Drive, Oadby, Leicester, LE2 5PP

- FIVE BEDROOM EXTENDED DETACHED HOME
- Study and Playroom
- Family Room
- Utility Room and Conservatory
- Freehold / Driveway with Off Street Parking
- En-Suite Shower Room and Family Bathroom
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Integral Garage
- EPC Rating D / Council Tax Band E



An EXTENDED FIVE BEDROOM well presented DETACHED FAMILY HOME IN OADBY.

The house offers FOUR RECEPTION ROOMS, SPACIOUS KITCHEN/BREAKFAST ROOM, UPSTAIRS ARE FIVE DOUBLE BEDROOMS, AN ENSUITE BATHROOM AND A SEPERATE SHOWER ROOM.

A great opportunity to purchase this extended property benefiting from a driveway providing off street parking for three cars and having the benefit of an integral garage.



ENTRANCE PORCH
13'4" x 3'4" (4.069 x 1.020)

Double glazed door and windows to front elevation, window to side.



ENTRANCE HALLWAY
9'2" x 6'1" (2.798 x 1.861)

Wooden door leading into, window to front elevation, coving, radiator.



STUDY
11'11" x 7'10" (3.648 x 2.410)

Built in under stair cupboard, radiator, door leading into integral garage.

DOWNSTAIRS W/C
6'2" x 2'7" (1.891 x 0.798)

Low level W/C, corner vanity wash hand basin, radiator, double glazed window to side elevation.



PLAYROOM
12'11" x 11'10" (3.955 x 3.607)

Coving, radiator, double glazed window to front elevation.



OTHER ASPECT

L SHAPED LOUNGE?DINER

19'10" x 18'5" full size (6.047 x 5.616 full size)

Lounge Area- Fireplace Feature, radiator, frosted doors leading into the family room.



FAMILY ROOM

20'1" x 11'10" (6.142 x 3.610)

Two radiators, double glazed windows to side elevation and double glass doors into conservatory.



Dining area- Frosted door leading into kitchen/breakfast room, radiator, double glazed doors leading into conservatory, double glazed window to rear.

OTHER ASPECT



OTHER ASPECT



KITCHEN BREAKFAST ROOM
16'5" x 11'9" (5.025 x 3.583)

Range of fitted units with worktops and tiled splashbacks, pull out larder unit, built in 'Bosch' oven, corner double sink with drainer, five ring gas hob with extractor above, radiator, double glazed window to rear elevation, double glazed door to side leading into conservatory.



CONSERVATORY
19'2" x 8'3" (5.849 x 2.525)

Double glazed windows to side rear and ceiling, double glazed sliding door leading out to the garden, double glazed opening doors leading into the Lounge/diner and Family room

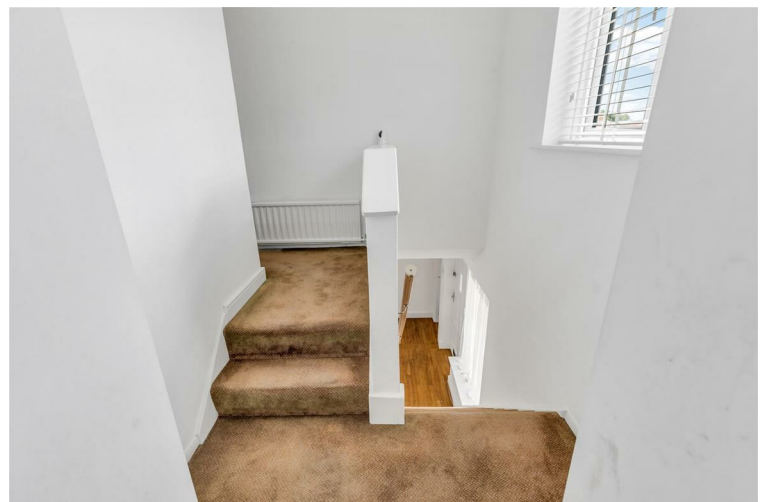
INTERGRAL GARAGE
17'6" x 11'9" (5.341 x 3.606)

Electric up and over door, 'Worcester' boiler, frosted window to side, door leading into utility room.



UTILITY ROOM
11'9" x 4'2" (3.588 x 1.273)

Fitted unit with built in sink, plumbing for W/M, radiator, double glazed window to side elevation, door leading into Kitchen/breakfast room.



FIRST FLOOR LANDING

Built in cupboard housing the water tank, access to loft, radiator, double glazed window to front elevation.



BEDROOM ONE

15'3" x 11'7" (4.660 x 3.544)

Double glazed window to rear elevation, radiator.



BEDROOM TWO

11'8" x 10'7" (3.560 x 3.237)

Double glazed window to front elevation, radiator.



EN-SUITE SHOWER ROOM

8'4" x 7'0" (2.548 x 2.154)

Walk in shower with mixer taps, fitted furniture including wash hand basin, W/C, heated towel rail, tiled floor, part tiled walls, frosted double glazed window to side elevation,



BEDROOM THREE

13'1" x 10'4" (4.002 x 3.167)

Double glazed window to front elevation, radiator.



BEDROOM FOUR

11'5" x 10'4" (3.503 x 3.175)

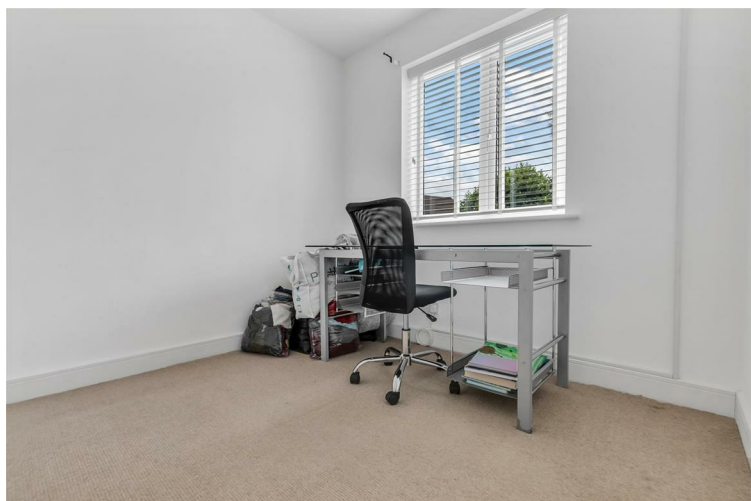
Double glazed window to rear elevation, radiator.



BATHROOM

6'10" x 5'6" (2.090 x 1.687)

Bath with mixer shower, low level W/C, pedestal wash hand basin, heated towel rail, radiator, part tiled walls, sky light in ceiling.



BEDROOM FIVE

9'1" x 8'5" (2.769 x 2.566)

Built in cupboard, radiator, double glazed window to rear elevation.



OUTSIDE

Laid to lawn with flower borders, patio area, power point, water tap, side gate access leading to front of the property with driveway and off street parking for three cars.



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.

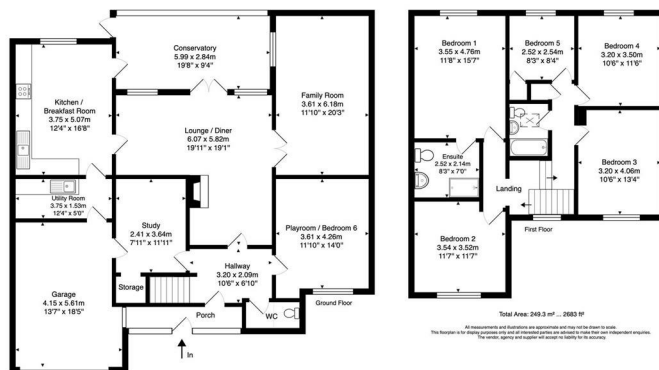
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

