



Asking Price £399,950

Uplands Road, Oadby, Leicester, LE2 4NT

- Extended Semi Detached House
- Lounge
- Breakfast kitchen
- Separate W/C
- EPC Rating D Council Tax Band D
- 4 Bedrooms
- Dining Room
- Bathroom
- Driveway and Garage
- Freehold

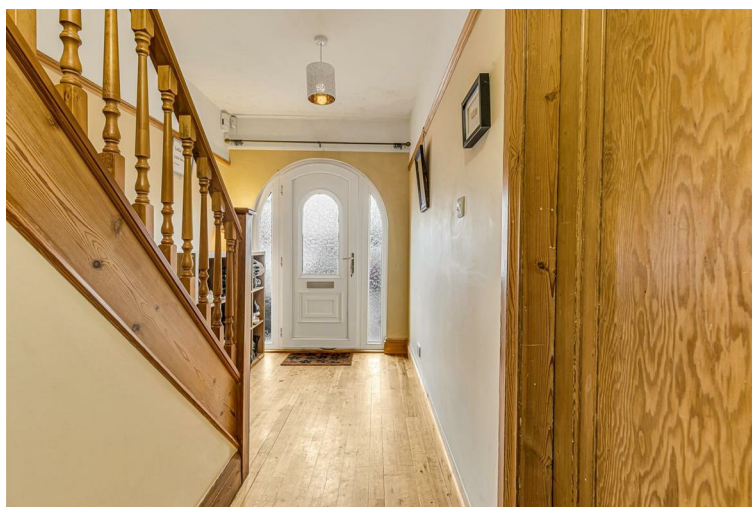


A WELL PRESENTED FOUR BEDROOM SEMI-DETACHED family home providing good size accommodation and benefiting from a garage and own driveway, and backing onto Uplands Park.

The downstairs briefly comprises entrance hallway, lounge, dining room and breakfast kitchen. On the first floor there are four bedrooms, bathroom and a separate W/C.

Well located for the local schools and excellent shopping facilities in Oadby this property has so much to offer.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE

16'2" x 6'5" (4.95 x 1.97)

Double glazed front door, picture rail, wood flooring, built in under stairs cupboard.



LOUNGE

14'9" to bay x 12'4" (4.52 to bay x 3.78)

Log burner in a exposed brick chimney breast with tiled hearth, radiator, picture rail, coving, double glazed bay window to front aspect.



DINING ROOM

21'8" x 12'4" (6.61 x 3.78)

Cast iron fireplace, with tiled surround, two radiators, picture rail, coving, built in shelving with cupboard below, double glazed sliding patio doors to rear leading to the garden.



KITCHEN
14'9" x 9'6" (4.50 x 2.91)

Fitted units with worktops and tiled splash back, sink with drainer, plumbing for W/M and space for fridge freezer, space for electric hob, radiator, double glazed frosted window to side and rear and door to rear to garden.



BEDROOM ONE
15'4" to bay x 11'6" (4.69 to bay x 3.51)

Fitted wardrobes, picture rail, radiator, double glazed bay window to front aspect.



UPSTAIRS LANDING

Access to loft with pull down ladder, picture rail



BEDROOM TWO
14'8" reducing to 7'5" x 12'11" (4.49 reducing to 2.28 x 3.96)

L shaped room, radiator, picture rail, two double glazed windows to front aspect.



BEDROOM THREE

12'11" x 11'5" (3.95 x 3.50)

Feature fireplace, fitted wardrobes, picture rail, radiator, double glazed window to rear aspect.



BATHROOM

8'9" x 6'3" (2.67 x 1.93)

Bath with electric shower, pedestal wash hand basin, low level W/C, radiator, built in cupboard housing the boiler, double glazed window to rear.



BEDROOM FOUR

8'2" x 7'6" (2.49 x 2.29)

Radiator, picture rail, double glazed window to rear aspect.



SEPARATE W/C

4'5" x 4'0" (1.36 x 1.24)

Low level W/C, vanity unit, frosted double glazed window to side elevation.



REAR GARDEN

Good size rear garden mainly laid to lawn with pathway leading to rear patio area, shed, pond, outhouse, side gate leading to the front of the property.

To the front of the property there is a driveway providing off street parking and entrance to garage.

OUTSIDE W/C

Tiled floor, low level W/C, Wall hung wash basin.



GARAGE

15'11" x 7'6" (4.87 x 2.30)

Up and over door, window and door leading to the side for access to front and rear garden.



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.

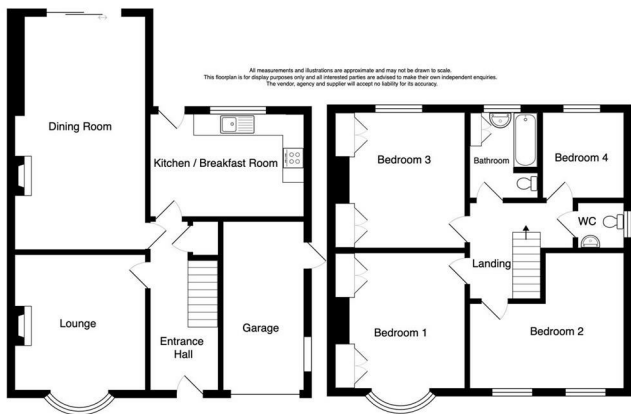
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

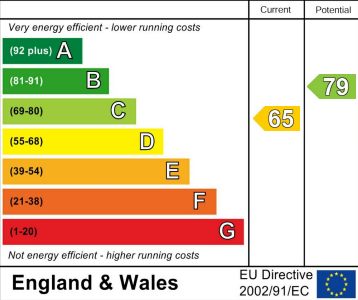
Hours of Business:

Monday to Friday 9am -5pm

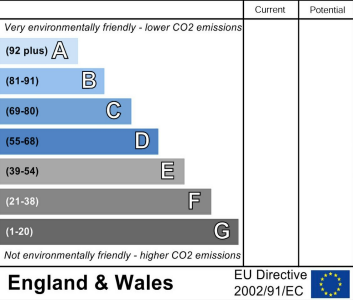
Saturday 9am - 4pm



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Barkers

Est.1985

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

