



Guide Price £350,000

Gorse Lane, Oadby, Leicester, LE2 4RQ

- Extended Semi Detached Property
- Entrance Hall & Ground Floor W/C
- Modern Fitted Kitchen & Utility Room
- Off Road Parking & Garage
- Freehold / EPC D / Council Tax C
- Oadby Location
- Lounge
- Three Upstairs Bedrooms & Bathroom
- South Facing Rear Garden
- No Upward Chain



GUIDE PRICE £350,000 - £375,000. AN EXTENDED SEMI DETACHED property situated in OADBY with FIELD VIEWS providing excellent access to the popular OADBY PARADE, local supermarkets and renowned local schooling.

The property internally comprises entrance hall, ground floor w/c, fitted kitchen, utility room and additional lounge/study. Stairs to three bedrooms and a bathroom with separate shower. The property boasts an established SOUTH FACING rear garden. With a front garden with driveway, carport & garage.

EARLY VIEWING ADVISED. CALL BARKERS ON 0116 2703994.

ENTRANCE HALLWAY

Access via UPVC front door, laminate flooring, radiator, stairs to first floor, double glazed window to front aspect:



LOUNGE

17'0" x 11'1" (5.20 x 3.40)

Laminate flooring, electric fire with surround, radiator, sliding door leading to rear garden:



GROUND FLOOR W/C

5'11" x 3'9" (1.82 x 1.16)

Tiled flooring, radiator, wash hand basin & w/c. Double glazed window to front elevation



KITCHEN

20'1" x 7'7" (6.13 x 2.33)

Tiled flooring, grey fitted kitchen with marble effect worktops and inset sink/drainage. Electric fan oven and gas hob. Integrated fridge/freezer and washing machine. Radiator and door leading to front driveway. Three double glazed window to side aspect:



UTILITY

5'11" x 8'8" (1.81 x 2.65)

Grey units with marble effect worktops and sink/drainer:



BEDROOM ONE

10'2" x 10'0" (3.10 x 3.07)

Radiator and double glazed window to front elevation:



SECOND LOUNGE / STUDY

9'10" x 8'11" (3.00 x 2.72)

Laminate flooring, radiator and windows to side and rear aspect overlooking rear gardens;



BEDROOM TWO

13'0" x 10'0" (3.98 x 3.06)

Radiator and double glazed window to rear elevation:

LANDING

Window to side elevation, radiator and loft access. Gas boiler located in loft:



BEDROOM THREE

10'1" narrowing to 8'9" x 9'0" (3.08 narrowing to 2.67 x 2.75)

Radiator and double glazed window to rear elevation:



OUTSIDE

Patio area leading to established rear garden with willow tree overlooking rear fields. To the front the property has a lawned area, off road parking, carport to side and garage:

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.

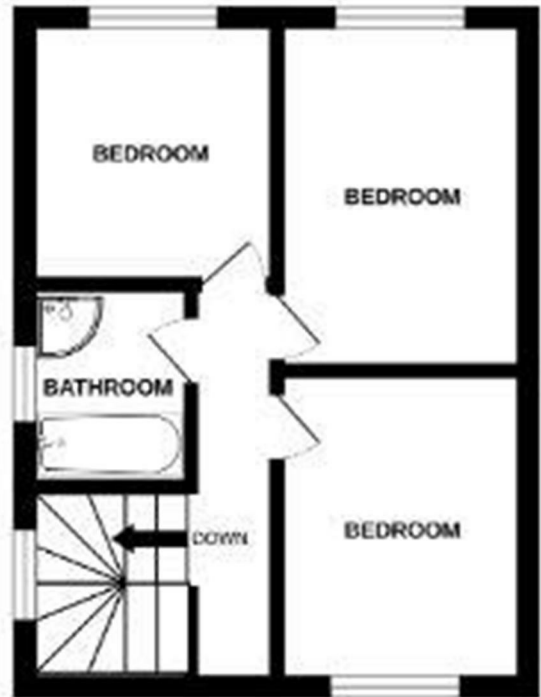
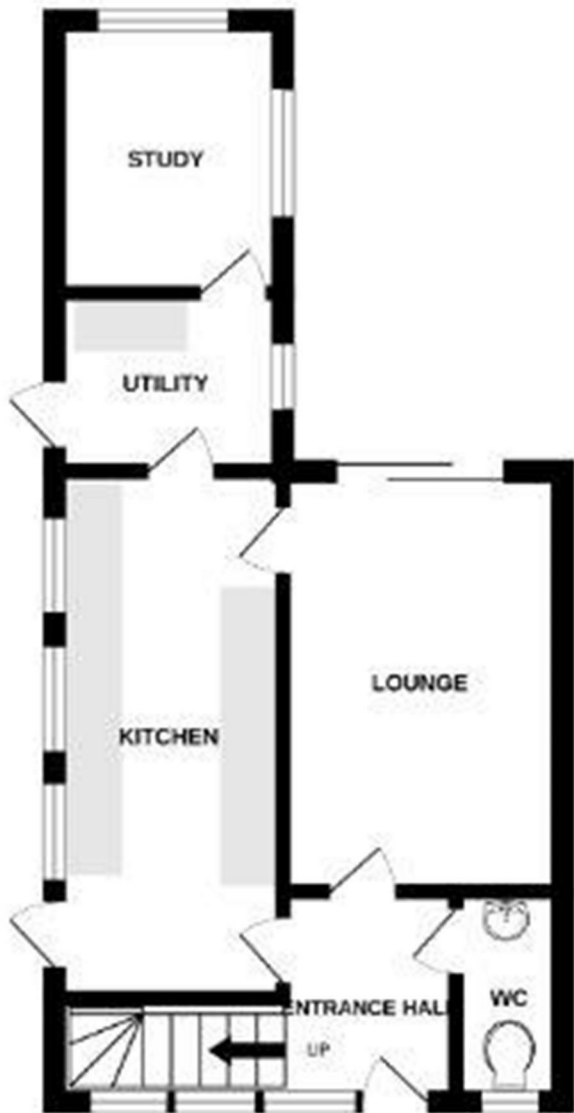
VIEWING TIMES



BATHROOM

9'10" x 5'5" (3.02 x 1.67)

Tiled walls, shower cubicle with mixer shower. bath, towel rail and spotlights. Double glazed window to side elevation:



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		
	64	78
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	



Barkers

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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

