

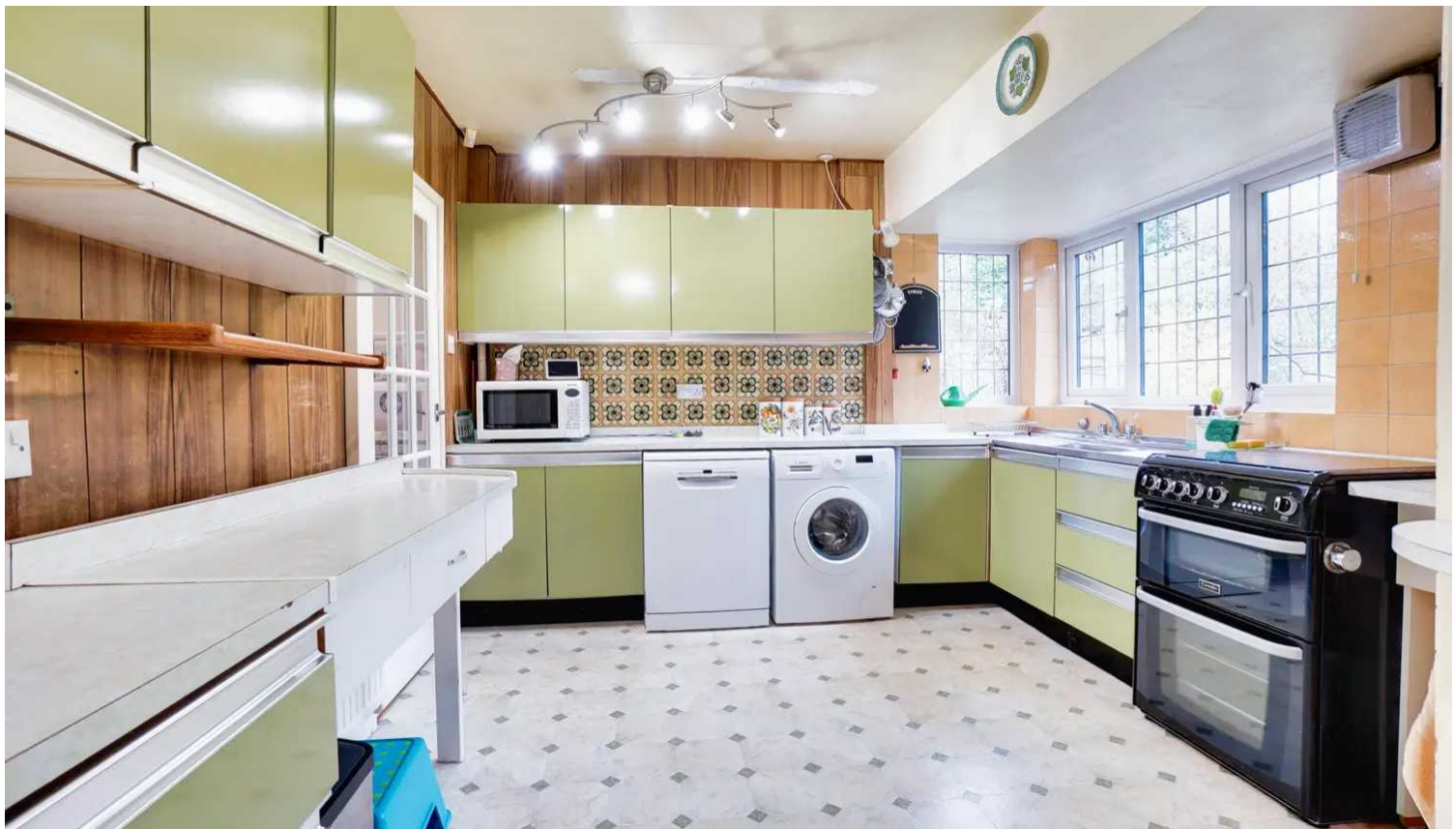


Woodfield Road, Oadby

£625,000

A FOUR BEDROOM traditional detached property available with NO UPWARD CHAIN situated within established mature gardens offering ample SCOPE FOR EXTENSIONS to the side or rear, subject to relevant planning permissions.





Entrance Hall

With stairs to first floor, under stairs storage cupboard, radiator.

Ground Floor WC

7' 5" x 2' 1" (2.26m x 0.64m)

With double glazed window to the front elevation, low-level WC, wash hand basin, radiator.

Sitting Room

28' 0" x 12' 5" (8.53m x 3.78m)

With double glazed windows to the front and side elevations, patio doors to the rear elevation, gas fire with stone and oak surround, TV point, two radiators.

Dining Room

16' 2" x 9' 4" (4.93m x 2.84m)

With double glazed windows to the front and side elevations, radiator.



Kitchen Breakfast Room

17' 9" x 10' 5" (5.41m x 3.18m)

With two double glazed windows to the rear elevation, double glazed door to the rear elevation, sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, plumbing for washing machine and dishwasher, vendor for tumble dryer, built-in cupboard housing boiler, radiator.



Galleried First Floor Landing

With double glazed window to the front elevation, built-in storage cupboard, loft access with pull down ladder leading to partly boarded loft.

Bedroom One

16' 0" x 13' 7" (4.88m x 4.14m)

Measurement narrowing to 12' 5" (3.7m). With double glazed windows to the front and side elevations, built-in wardrobe, fitted wardrobe, radiator.

Bedroom Two

13' 7" x 11' 0" (4.14m x 3.35m)

With two double glazed windows to the rear elevation, double glazed window to the side elevation, built-in wardrobe, radiator.

Bedroom Three

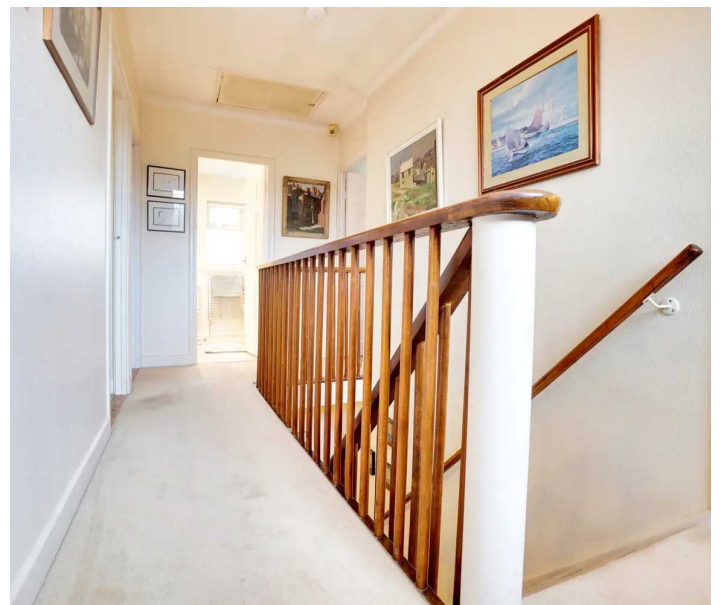
11' 1" x 9' 3" (3.38m x 2.82m)

With double glazed windows to the rear and side elevations, radiator.

Bedroom Four

12' 4" x 9' 5" (3.76m x 2.87m)

With double glazed window to the front elevation, radiator.









Bathroom

7' 9" x 6' 1" (2.36m x 1.85m)

With double glazed window to the rear elevation, bath with shower over, low-level WC, wash hand basin, vinyl floor, tiled walls, built-in airing cupboard, radiator, heated towel rail.

Front Garden

With flowerbeds, established shrubs and tree.

Rear Garden

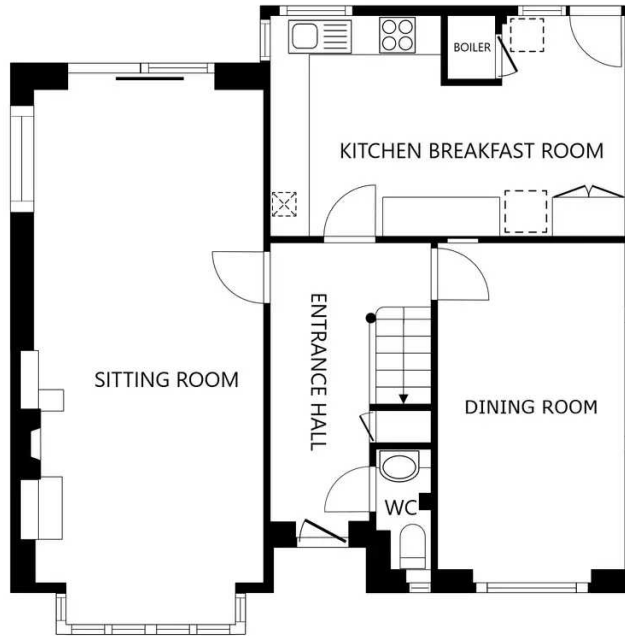
A particular feature to the property is this established rear garden with a southerly aspect enjoying a paved patio area, lawn, flowerbeds and shrubs, trees, pond with filtration and waterfall system, fencing to perimeter, storage shed, electric awning above the patio doors, gate to side access.

Parking 3 vehicles

Providing off road parking.

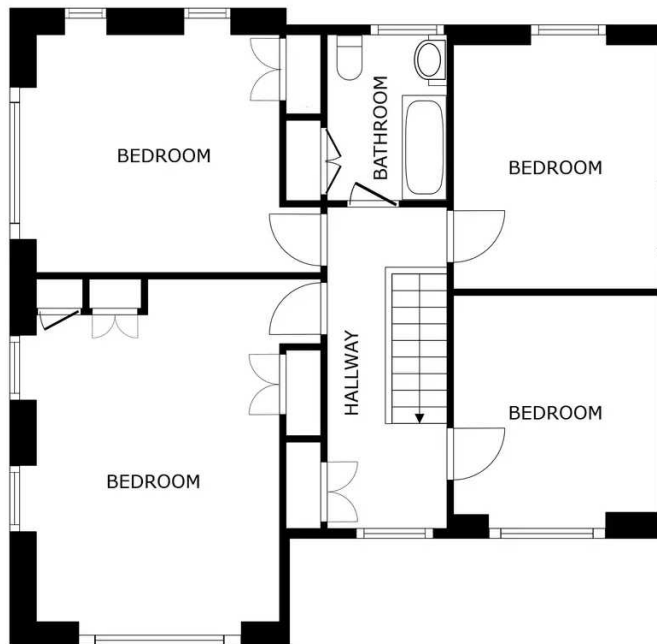
Garage

18'2" x 10. With up and over door to the front elevation, power and lighting, open aspect to workshop area measuring 13'6" x 10' with window to rear garden, door to rear garden.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

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