

The Pastures, Oadby

Guide Price £300,000

MODERN METHOD AUCTION. A three storey FOUR BEDROOM detached family home located within Oadby offered for sale with NO UPWARD CHAIN. Parking is available via a driveway leading to a GARAGE. Subject to Reserve Price, Buyers Fees Apply, For Sale by Modern Auction – T & C's apply, 10% Deposit Payable





Entrance Hall

With stairs to first floor, radiator.

Ground Floor WC

5' 8" x 2' 10" (1.73m x 0.86m)

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

Lounge

14' 1" x 12' 4" (4.29m x 3.76m)

With double glazed window to the front elevation, radiator.

Kitchen

15' 6" x 10' 0" (4.72m x 3.05m)

With double glazed window and patio doors to the rear elevation, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, electric oven and gas hob with filter hood over, pantry cupboard, part tiled walls, tiled floor, radiator.

Conservatory

15' 7" x 10' 7" (4.75m x 3.23m)

With double glazed windows and door to rear garden, door to garage.

First Floor Landing

With airing cupboard, stairs to second floor.



Bedroom One

13' 5" x 8' 9" (4.09m x 2.67m)

With two double glazed windows to the front elevation, fitted bedside tables with box cupboards over, built-in wardrobes, radiator.

Bedroom Two

9' 8" x 8' 10" (2.95m x 2.69m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

8' 10" x 6' 1" (2.69m x 1.85m)

With double glazed window to the rear elevation, radiator.

Bathroom

With double glazed window to the side elevation, bath with shower over, low-level WC, wash hand basin, part tiled walls, radiator.

Bedroom Four

13' 7" x 9' 9" (4.14m x 2.97m)

With two double glazed roof windows to the rear elevation, double glazed roof window to the front elevation, built-in storage cupboards.

Parking

Driveway providing off road parking leading to garage (18'7" x 8'2") with up and over door to the front elevation.









Front Garden

Small lawn frontage.

Rear Garden

Paved rear garden with steps leading up to a further paved area with flowerbeds and shrubs, shed.

Auctioneer Comments

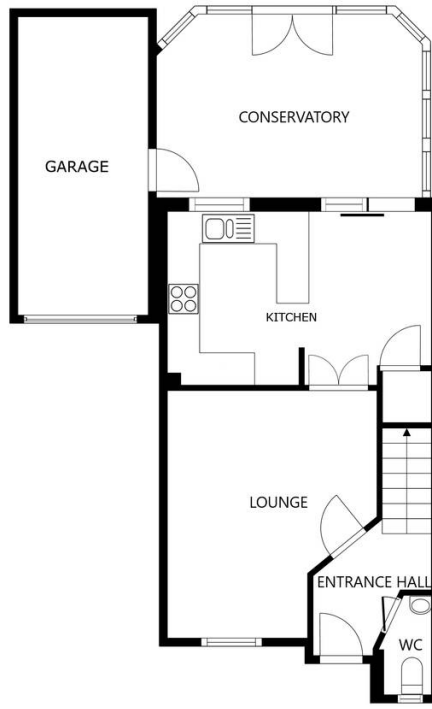
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

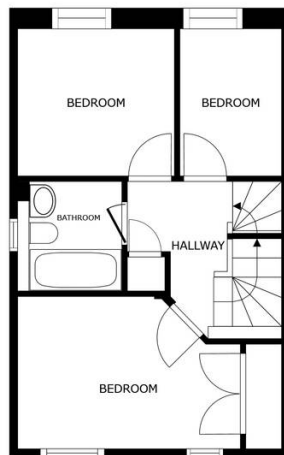
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



GROUND FLOOR

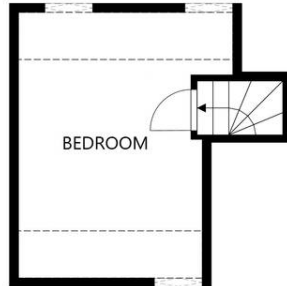
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

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FLOOR 2

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The property is ideally situated for Oadby's regarded schools such as Gartree High School and The Beauchamp College along with 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. Close by you can also find pleasant walking routes ideal for families with dogs or fitness enthusiasts.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.