

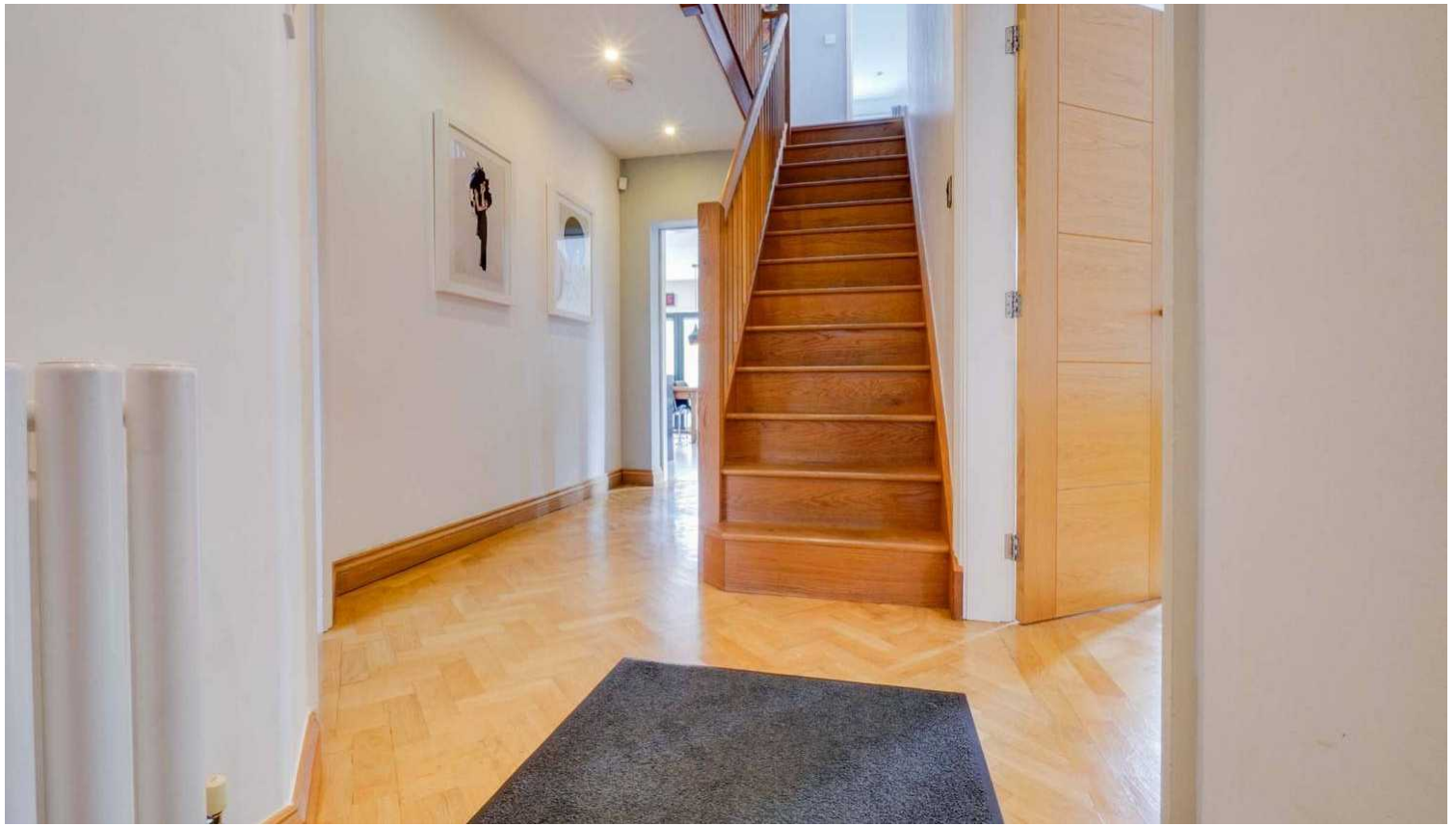


Woodfield Road, Oadby

£975,000

If you are seeking a LARGE FIVE BEDROOM link-detached property located in Oadby, this one is for you. Parking is available via an in-and-out driveway and TWO GARAGES. A feature to the home is a lovely rear garden providing an IDEAL SETTING for relaxing or socialising with friends.





Entrance Hall

With parquet floor, stair to first floor, radiator.



Lounge

21' 6" x 24' 4" (6.55m x 7.42m)

Length narrowing to 17'. With two double glazed bay windows to the front elevation, two separate double glazed doors and windows to the rear elevation, parquet floor, three radiators.

Lounge/Reception Room Two

11' 10" x 10' 11" (3.61m x 3.33m)

With double glazed bay window to the front elevation, parquet floor, radiator.

Kitchen Diner

27' 0" x 23' 4" (8.23m x 7.11m)

Maximum measurement. With double glazed bi-folding doors to the rear elevation, double glazed French doors to the side elevation, fitted storage cupboards, wall and base units with work surfaces over, double sink and mixer tap, induction hob with extractor fan, integrated double oven, integrated microwave, integrated coffee machine, part tiled walls, tiled floor, two radiator, door leading to:

Utility Room

9' 5" x 5' 0" (2.87m x 1.52m)

With wall and base units with work surface over, plumbing for washing machine, plumbing for tumble dryer, sink and drainer unit, tiled walls, radiator.





Boiler Room

8' 4" x 4' 11" (2.54m x 1.50m)

With double glazed skylight, tiled floor, boiler, radiator.

Ground Floor WC

5' 3" x 4' 11" (1.60m x 1.50m)

With double glazed skylight to the side elevation, tiled floor, low-level WC, wash hand basin, radiator.

First Floor Landing

With double glazed window to the side elevation, glazed skylight, solid oak staircase, oak floor, loft access, radiator.

Bedroom One

15' 11" x 11' 9" (4.85m x 3.58m)

Measurement into wardrobes. With double glazed window to the front elevation, fitted wardrobes, radiator, oak floor, archway leading to:



En-Suite

11' 9" x 5' 2" (3.58m x 1.57m)

With double glazed window to the rear elevation, wall and base storage units, wash hand basin, low-level WC, bath with electric shower over, part tiled walls, tiled floor, radiator.

Study

11' 1" x 7' 11" (3.38m x 2.41m)

Accessed via principal bedroom. With double glazed windows to the front and rear elevations, radiator.









Bedroom Two

17' 2" x 13' 6" (5.23m x 4.11m)

With two double glazed windows to the rear elevation, radiator.

En-Suite

8' 7" x 4' 9" (2.62m x 1.45m)

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

Bedroom Three

11' 11" x 11' 6" (3.63m x 3.51m)

With double glazed window to the front elevation, fitted wardrobes and desk, radiator.

Bedroom Four

13' 4" x 9' 6" (4.06m x 2.90m)

Measurement up to wardrobes. With double glazed window to the front elevation, laminate floor, fitted wardrobes, radiator.

Bedroom Five

9' 8" x 5' 1" (2.95m x 1.55m)

Measurement up to wardrobes. With double glazed window to the rear elevation, fitted wardrobes, radiator.

Bathroom

9' 0" x 8' 1" (2.74m x 2.46m)

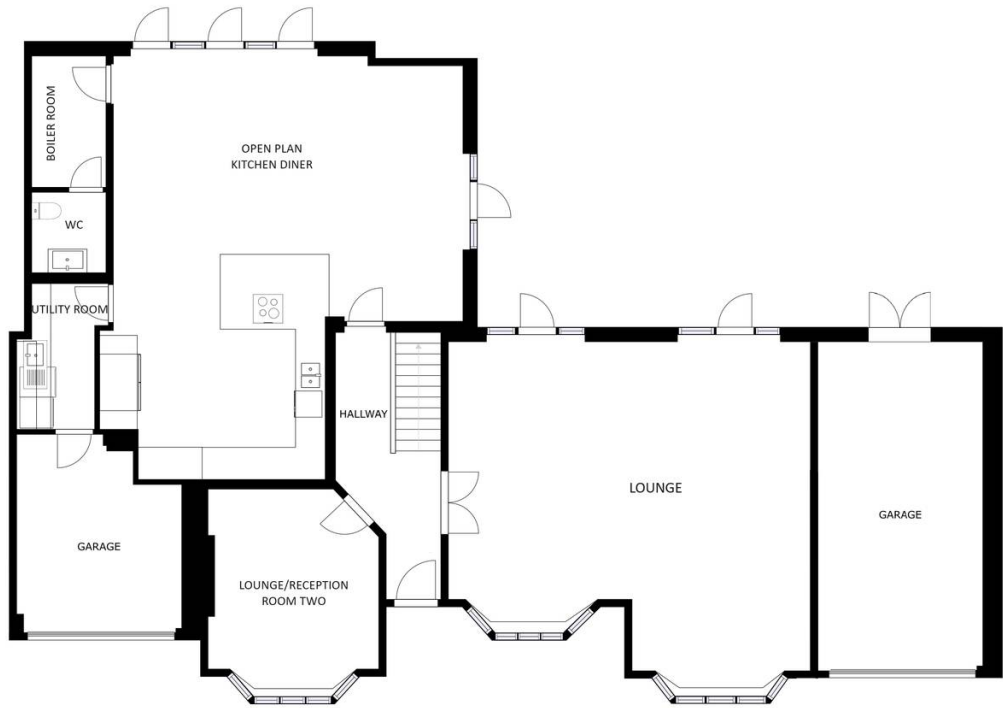
With double glazed window to the side elevation, low-level WC, bath, separate shower cubicle, wash hand basin with storage below, part tiled walls, tiled floor, radiator.

Front Garden

Paved frontage with shrubs.

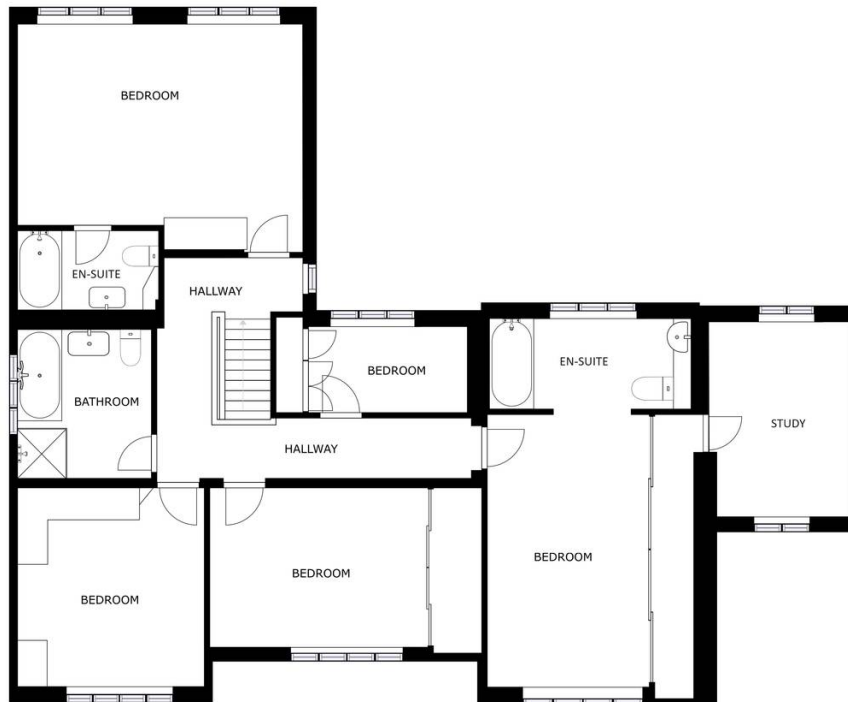
Garden

A lovely rear garden with a large paved patio area with steps leading down to a lawn, flowerbeds and shrubs. shed covered seating area to the rear.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 148.48 m², FLOOR 2: 127.34 m²
EXCLUDED AREAS: GARAGE: 11.76 m²
TOTAL: 275.82 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 148.48 m², FLOOR 2: 127.34 m²
EXCLUDED AREAS: GARAGE: 11.76 m²
TOTAL: 275.82 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Garage x 2

Garage One: Measuring 15'6" x 11'4". With electric up and over door to the front elevation.

Garage Two: Measuring 22'7" x 8'11". With electric up and over door to the front elevation, double glazed French doors to the rear.

Driveway

For four vehicles providing off road parking.

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: C

Tenure: Freehold

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