

## Severn Road, Oadby

£640,000

If you are looking for the perfect home to up-size with SPACIOUS ACCOMMODATION then this FIVE BEDROOM detached property could be the one for you. Parking is available via a driveway providing off road parking for FOUR VEHICLES and a garage.





#### **Entrance Hall**

With stairs to first floor, under stairs storage cupboards, laminate floor, radiator.

#### **Study**

18' 4" x 9' 2" (5.59m x 2.79m)

With double glazed window to the front elevation, radiator.

#### **Ground Floor WC**

7' 6" x 2' 11" (2.29m x 0.89m)

With double glazed window to the front elevation, low-level WC, wash hand basin, vinyl floor, chrome towel rail/radiator.

#### **Open Plan Lounge Diner**

31' 0" x 12' 10" (9.45m x 3.91m)

With double glazed window to the front elevation, double glazed French doors to the rear elevation, two radiators, double doors leading to the fitted breakfast kitchen.

#### **Fitted Breakfast Kitchen**

25' 5" x 11' 7" (7.75m x 3.53m)

With double glazed windows and door to the rear elevation, wall and base units with work surface over, stainless steel sink and drainer, fitted dishwasher, wine fridge, gas cooker point, filter hood, space for American style fridge freezer, vinyl floor, part tiled walls, radiator.



### First Floor Landing

With loft access.

### Bedroom One

18' 9" x 16' 7" (5.72m x 5.05m)

With double glazed window to the front elevation, radiator.

### En-Suite

7' 6" x 6' 5" (2.29m x 1.96m)

With double glazed window to the front elevation, shower cubicle, low-level WC, bidet hose, vinyl floor, part tiled walls, chrome towel rail/radiator.

### Bedroom Two

14' 11" x 8' 5" (4.55m x 2.57m)

With double glazed window to the front elevation, radiator.

### En-Suite

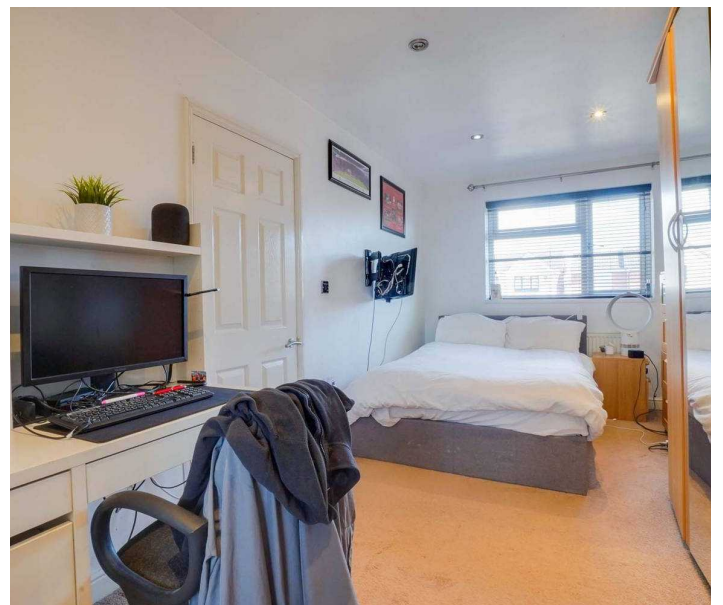
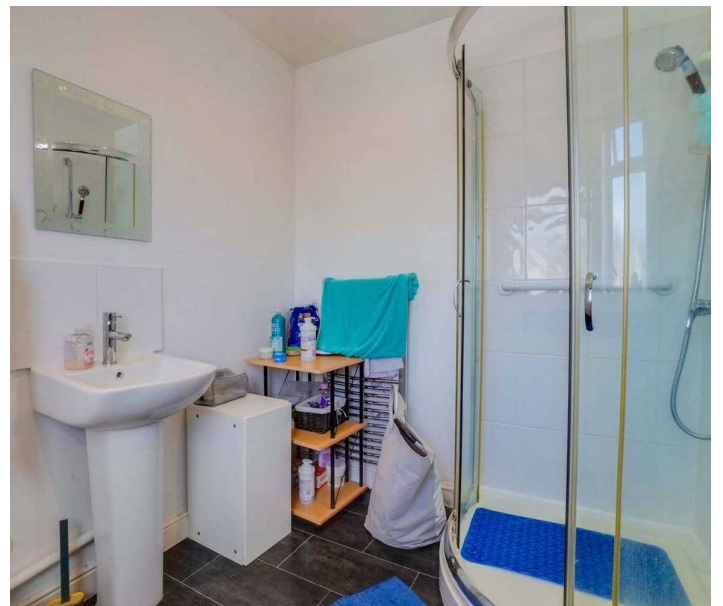
8' 2" x 4' 3" (2.49m x 1.30m)

With double glazed window to the rear elevation, wash hand basin, low-level WC, bidet hose, shower cubicle, part tiled walls, vinyl floor, chrome towel rail/radiator.

### Bedroom Three

13' 0" x 11' 11" (3.96m x 3.63m)

With double glazed window to the rear elevation, radiator.









#### **Bedroom Four**

10' 7" x 9' 3" (3.23m x 2.82m)

With double glazed window to the front elevation, radiator.

#### **Bedroom Five**

9' 0" x 8' 5" (2.74m x 2.57m)

With double glazed window to the rear elevation, radiator.

#### **Bathroom**

8' 4" x 6' 7" (2.54m x 2.01m)

With double glazed window to the rear elevation, low-level WC, wash hand basin, bath with shower over, part tiled walls, vinyl floor, chrome towel rail/radiator.

#### **Rear Garden**

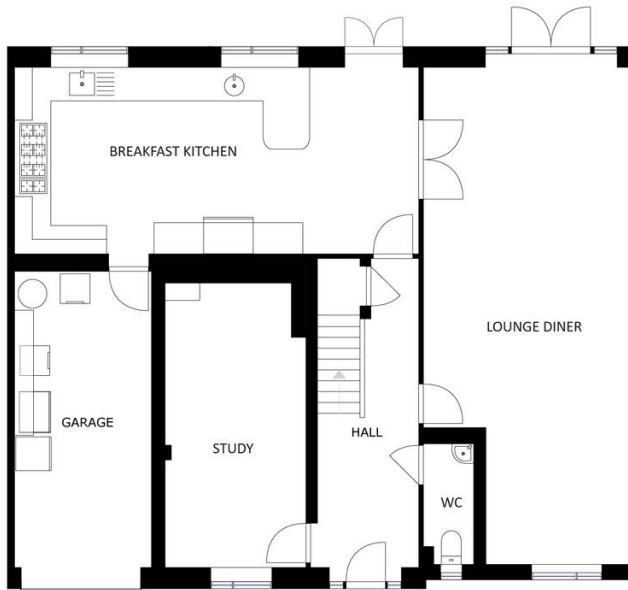
With decked areas, storage shed, summer house /office with air conditioning unit, lawn, flowerbeds and shrubs.

#### **Driveway 4 vehicles**

Providing off road parking.

#### **Garage**

Measuring 18'10" x 8'6". With electric up and over door to the front elevation, door to the rear, power and lighting.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 113 m<sup>2</sup>, FLOOR 2: 114 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 17 m<sup>2</sup>  
 TOTAL: 227 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 113 m<sup>2</sup>, FLOOR 2: 114 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 17 m<sup>2</sup>  
 TOTAL: 227 m<sup>2</sup>  
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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

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