

Manor Road Extension, Oadby

Offers Over £550,000

Are you requiring a spacious family home with an EXTENSIVE REAR GARDEN? This CHAIN FREE four bedroom semi-detached property is the perfect home for a family featuring FOUR DOUBLE BEDROOMS.





Entrance Porch

With double glazed windows to the front and side elevation, double glazed door to the front elevation, tiled floor, door leading to entrance hall.

Entrance Hall

With single glazed windows to the front elevation, wood floor, stairs to first floor, radiator.

Lounge

23' 10" x 11' 0" (7.26m x 3.35m)

With double glazed windows to the front elevation, double glazed French doors and windows to the rear elevation leading to rear garden, archway, wood burner with shelf and hearth, wood floor, three radiators.

Dining Room

15' 0" x 8' 6" (4.57m x 2.59m)

With double glazed window to the front elevation, wood floor, fitted meter cupboard, radiator.



Kitchen

12' 9" x 9' 5" (3.89m x 2.87m)

With double glazed windows to the rear elevation, one and a half bowl sink and drainer, wall and base units with work surface over, tiled floor, part tiled walls, gas cooker point, extractor hood, integrated wine cooler, integrated fridge freezer, space for separate freestanding fridge freezer, integrated dishwasher, integrated washing machine, entrance from kitchen area to the garden and garage through the side door, radiator.



Storage Space

With door to the front elevation, under stairs storage, radiator.

Ground Floor WC

4' 9" x 2' 9" (1.45m x 0.84m)

With window to the side elevation, 2-in-1 WC with wash hand basin, part tiled walls.

First Floor Landing

With double glazed window to the side elevation, wooden floor, radiator.

Bedroom One

14' 7" x 12' 11" (4.45m x 3.94m)

With double glazed window to the rear elevation, custom made designer blinds, wooden floor, shelving, radiator.

Bedroom Two

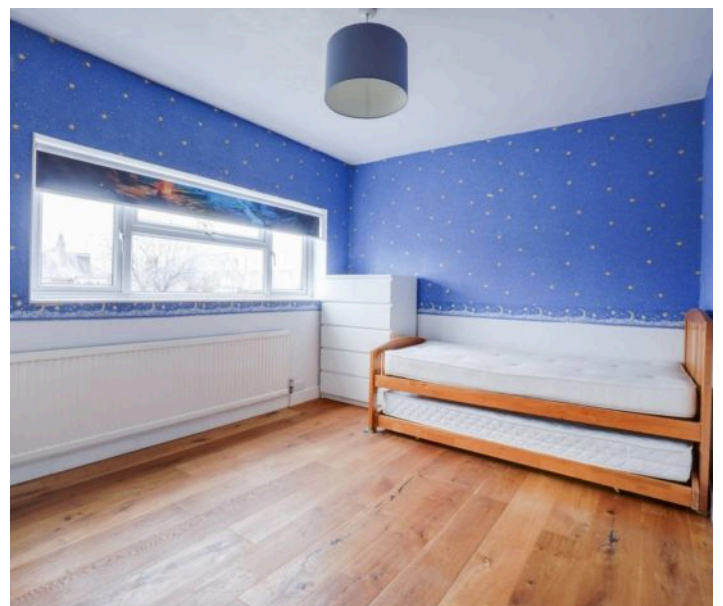
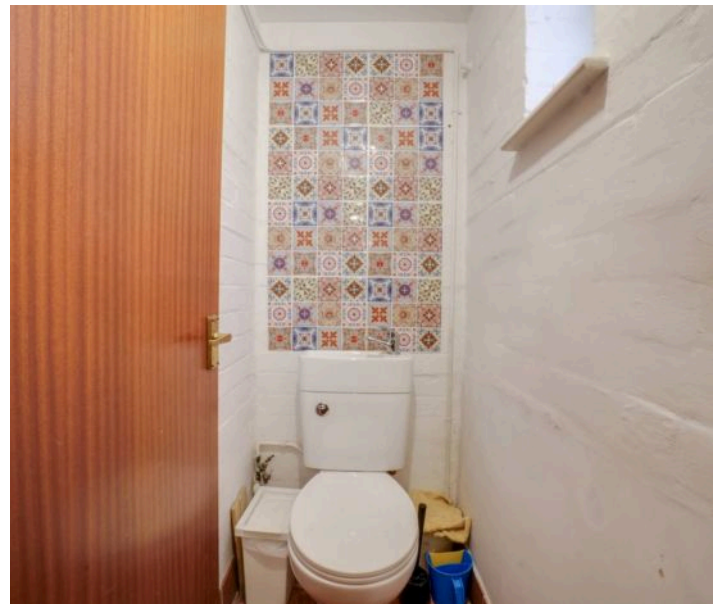
13' 3" x 9' 10" (4.04m x 3.00m)

With double glazed window to the front elevation, custom made designer blinds, wooden floor, radiator.

Bedroom Three

14' 11" x 13' 10" (4.55m x 4.22m)

Measurement narrowing to 6'6". With two double glazed windows to the front elevation, double glazed window to the side elevation, custom made designer blinds, wooden floor, radiator.









Bathroom

9' 5" x 9' 4" (2.87m x 2.84m)

With double glazed window to the rear elevation, tiled floor, under floor heating, tiled walls, fitted storage cupboard, shower cubicle, low-level WC, claw foot bath, wash hand basin, two wall mounted towel rail/radiators.

Separate WC

4' 8" x 2' 7" (1.42m x 0.79m)

With window to the side elevation, tiled floor, low-level WC.

Second Floor

With access to bedroom four.

Bedroom Four

12' 1" x 9' 6" (3.68m x 2.90m)

With double glazed windows to the rear elevation, double glazed windows to the side elevations, double glazed door to the side leading to roof terrace (low walls exercise caution), storage cupboard housing boiler, wooden floor, radiator.

Front Garden

A mainly paved frontage with lawn area.

Rear Garden

With lawn, decked area, pond, paved pathway, shrubs.

Driveway 4 Vehicles

Providing off road parking.

Carport 1 Vehicle

Leading to garage.

Garage 1 vehicle



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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FLOOR 3

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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: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

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