

The Broadway, Oadby

£1,000,000

Occupying a GENEROUS PLOT with accommodation in excess of 2,000ft, this STUNNING five bedroom detached property has potential for DEVELOPMENT or extensions, subject to relevant planning permissions.





Entrance Porch

With windows to the front and side elevations, tiled floor, internal door leading to entrance hall.

Entrance Hall

With stairs to first floor, two secondary double glazed windows to the front elevation, wood effect floor, storage cupboard, radiator.

Ground Floor WC

5' 7" x 3' 7" (1.70m x 1.10m)

Measurement narrowing to 0.7 m. With low-level WC, wash hand basin, inset ceiling spotlights, extractor fan, tiled walls, tiled floor, heated chrome towel rail.

Sitting Room

24' 11" x 10' 10" (7.60m x 3.30m)

With secondary double glazed window to the front elevation, patio doors to the rear elevation, living flame effect gas fire with brick surround, TV point, two radiators.

Dining Room

13' 9" x 10' 10" (4.20m x 3.30m)

With secondary double glazed window to the front elevation, radiator.

Study

9' 10" x 6' 7" (3.00m x 2.00m)

With double glazed window to the rear elevation, radiator.



Fitted Kitchen Dining Room

22' 0" x 13' 1" (6.70m x 4.00m)

With double glazed window to the side elevation, patio doors to rear garden, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surface over, display cabinets, breakfast bar, built-in oven and gas hob with filter hood over, plumbing for dishwasher, tiled floor, two radiators.

Utility Room

9' 2" x 8' 10" (2.80m x 2.70m)

With double glazed window to the rear elevation, door to rear garden, stainless steel sink and drainer unit with a range of wall and base units with work surface over, plumbing for washing machine, wall mounted boiler, tiled floor, radiator.



First Floor Galleried Landing

With double glazed window to the side elevation, loft access, airing cupboard, radiator.

Bedroom One

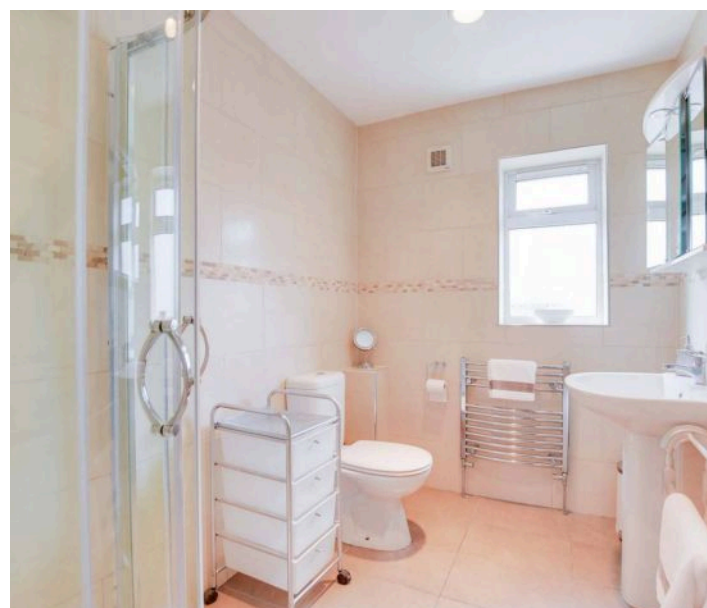
18' 4" x 15' 1" (5.60m x 4.60m)

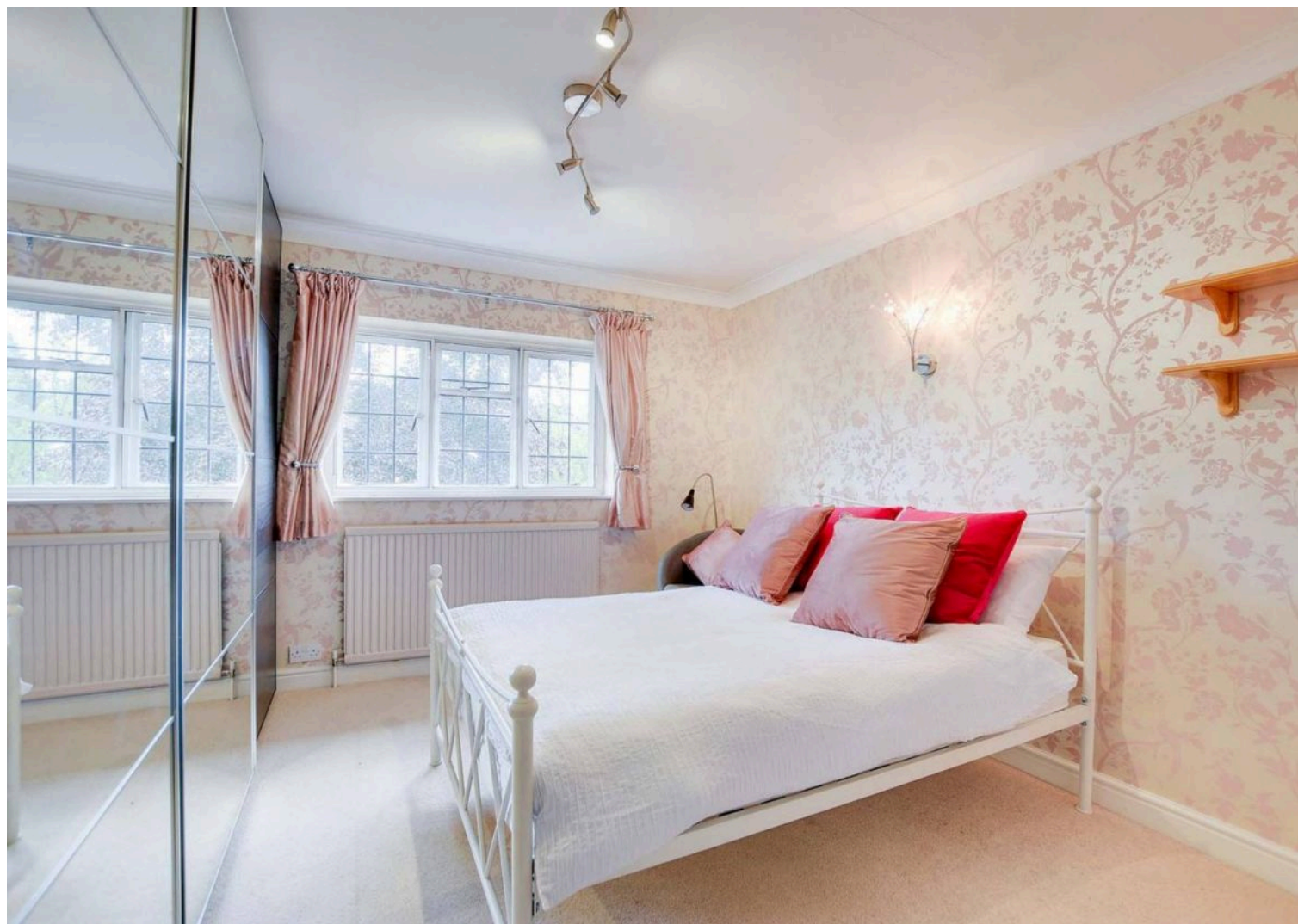
Measurement narrowing to 3.6 m. With double glazed windows to the rear and side elevations, fitted wardrobe and drawers, radiator.

En-Suite Shower Room

7' 10" x 5' 11" (2.40m x 1.80m)

With double glazed window to the side elevation, tiled shower cubicle, low-level WC, pedestal wash hand basin, extractor fan, tiled walls, tiled floor, heated chrome towel rail.









Bedroom Two

13' 9" x 10' 10" (4.20m x 3.30m)

Measurement into wardrobes. With secondary double glazed window to the front elevation, fitted mirrored sliding wardrobes, radiator.

Bedroom Three

10' 10" x 9' 10" (3.30m x 3.00m)

With double glazed window to the rear elevation, fitted wardrobe, radiator.

Bedroom Four

10' 10" x 9' 2" (3.30m x 2.80m)

With secondary double glazed window to the front elevation, radiator.

Bedroom Five

10' 2" x 10' 2" (3.10m x 3.10m)

With secondary double glazed window to the front elevation, built-in cupboard, radiator.

Bathroom

9' 10" x 8' 6" (3.00m x 2.60m)

With double glazed window to the rear elevation, bath with electric shower over, two vanity wash hand basin with storage units below, low-level WC, extractor fan, heated towel rail, radiator.

Front Garden

Walled frontage with block paved driveway, lawn area, shrubs and hedging to perimeter, outside lighting.

Rear Garden

An extensive and established mature rear garden with paved patio area, paved seating area, brick-built barbeque, outside lighting, outside tap, lawn, a variety of mature trees, flowerbeds and shrubs, hedging and fencing to perimeter, further lawn area to the rear with summer house, greenhouse and vegetable plots, gated side access.

Driveway 4 Vehicles

Garage 9.1 m x 2.7 m.

With door and windows to the side elevations, up and over door to the front elevation, power and lighting, wall units, meters.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



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 benefits from nearby bus links into Leicester City Centre, with its professional quarters and train station. A wide range of amenities are available along The Parade in Oadby Town Centre, including three mainstream supermarkets. Leisure and recreational facilities such as Leicester Racecourse, the University of Leicester Botanic Gardens, Parklands Leisure Centre, and Glen Gorse Golf Club are also close by.

Council Tax band: F

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.