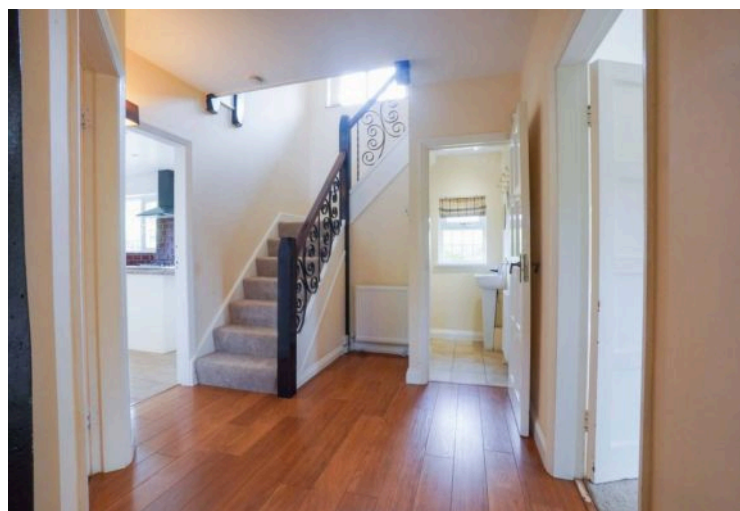




Stoughton Road, Oadby

Offers Over £575,000

A BEAUTIFUL FOUR BEDROOM period detached home occupying a CORNER PLOT. The home is offered with NO CHAIN and provides excellent SCOPE FOR ALTERATION or extension, subject to planning consent.





Entrance Hall

With single glazed window and door to the front elevation, laminate floor, stairs to first floor, two radiators.

Ground Floor WC

5' 5" x 2' 7" (1.66m x 0.78m)

With double glazed window to the rear elevation, low-level WC, wash hand basin, tiled floor, part tiled walls, radiator.

Reception Room One

23' 7" x 11' 5" (7.18m x 3.49m)

With double glazed windows to the front rear and side elevations, double glazed French doors to the rear elevation, fireplace with brick surround and hearth, carpet floor, two radiators.

Reception Room Two

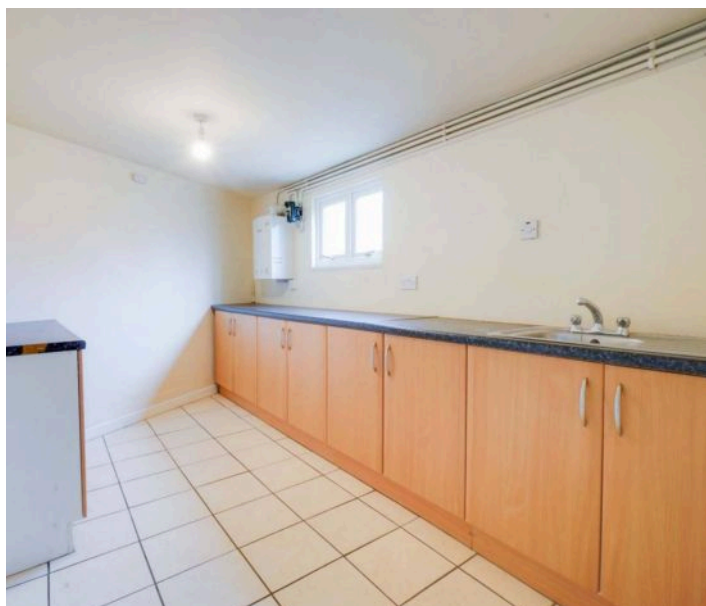
21' 4" x 10' 11" (6.50m x 3.33m)

With double glazed bay window to the front elevation further double glazed window to the front elevation, laminate floor, two radiators.

Kitchen Diner

13' 9" x 9' 11" (4.19m x 3.02m)

With double glazed windows to the rear elevation, laminate floor, part tiled walls, wall and base units with work surface over, fitted oven and hob, extractor hood, sink and drainer unit, integrated dishwasher.





Inner Lobby

With tiled floor, door to the rear elevation.

Utility Room

12' 3" x 7' 9" (3.74m x 2.37m)

Approximate measurement. With double glazed window to the rear elevation, base units with work surface over, sink and drainer unit, door to the front elevation, tiled floor, gas boiler, door to the side elevation.

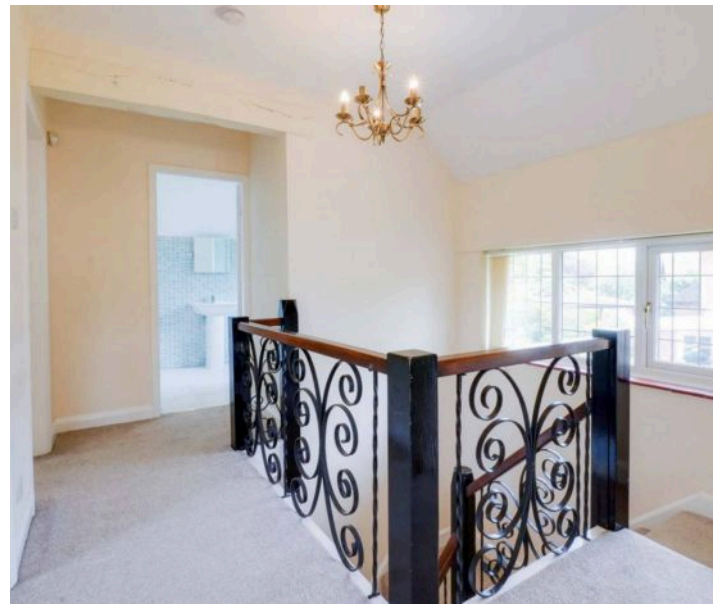
First Floor Landing

With double glazed window to the rear elevation, carpet floor, loft access.

Principal Bedroom

10' 7" x 10' 11" (3.23m x 3.34m)

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



En-Suite

8' 3" x 7' 11" (2.52m x 2.42m)

With double glazed window to the front elevation, tiled floor, tiled walls, fitted wardrobes/storage, wash hand basin with storage below, low-level WC, shower cubicle, radiator.

Bedroom Two

12' 2" x 11' 5" (3.70m x 3.48m)

Measurement into wardrobes. With double glazed window to the side elevation, carpet floor, fitted wardrobes, radiator.









Bedroom Three

11' 6" x 6' 3" (3.50m x 1.91m)

With double glazed window to the rear elevation, carpet floor, radiator.

Bedroom Four (ideal child's bedroom/home office)

8' 5" x 5' 11" (2.57m x 1.80m)

With double glazed window to the front elevation, carpet flooring, and radiator. Due to the floor space in this room, we'd recommend it to be used as a child's bedroom, nursery, or home office.

Bathroom

9' 1" x 7' 11" (2.78m x 2.41m)

Measurement up to storage cupboards. With double glazed window to the rear elevation, tiled floor, majority tiled walls, fitted storage cupboards, bath with mixer shower tap over, wash hand basin, low-level WC, radiator.

Front Garden

With paved pathway, flowerbeds and shrubs, lawn leading to the side with paved patio area.

Rear Garden

With paved patio seating area, rear garden access to driveway, lawn areas, flowerbeds and shrubs, trees.

Driveway

With space for 2 vehicles.

Garage

5.77 m x 5.61 m. Accessed via a paved driveway with single glazed windows to the rear.

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 outstanding schooling 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: 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.