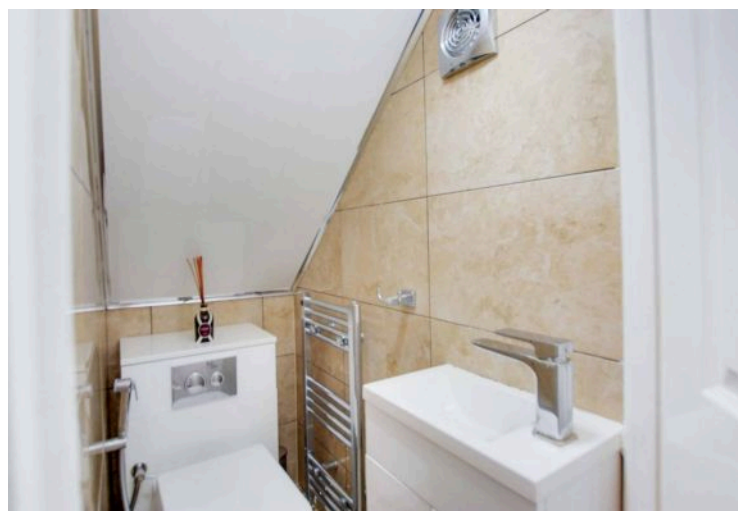
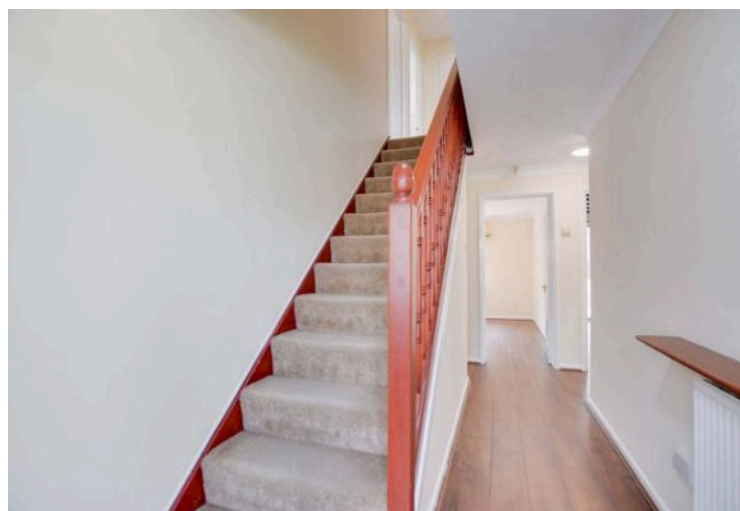




Smore Slade Hills, Oadby

Offers Over £425,000

An EXECUTIVE DETACHED four-bedroom family home located in OADBY. The property is offered with No Upward Chain and benefits from a driveway providing off road parking and a beautiful rear garden.





Porch

With a door to the front elevation that leads to the main hallway.

Entrance Hall

With double-glazed door to the front elevation, wood effect flooring, stairs to the first-floor, radiator.

Ground Floor WC

Restricted headroom. With low-level WC, wash hand basin, tiled walls, tiled floor, extractor fan, heated chrome towel rail.

Sitting Room

14' 7" x 11' 9" (4.45m x 3.58m)

With double glazed window to the rear elevation, electric fire with surround and hearth, wood effect floor, radiator.



Dining Room

13' 4" x 8' 8" (4.07m x 2.65m)

With double glazed patio doors to the conservatory, double glazed window to the side elevation, stained timber beams to the ceiling, wood effect flooring, radiator.

Conservatory

10' 8" x 8' 10" (3.25m x 2.70m)

With windows to the side and rear elevations, sliding patio doors to the rear elevation, radiator.



Kitchen

10' 6" x 8' 7" (3.19m x 2.62m)

With double glazed windows to the front and side elevations, tiled floor, a range of white wall and base units with work surfaces over, sink and drainer, built-in four ring gas hob, oven, microwave oven, extraction hood, plumbing for dishwasher, radiator.

Store Room

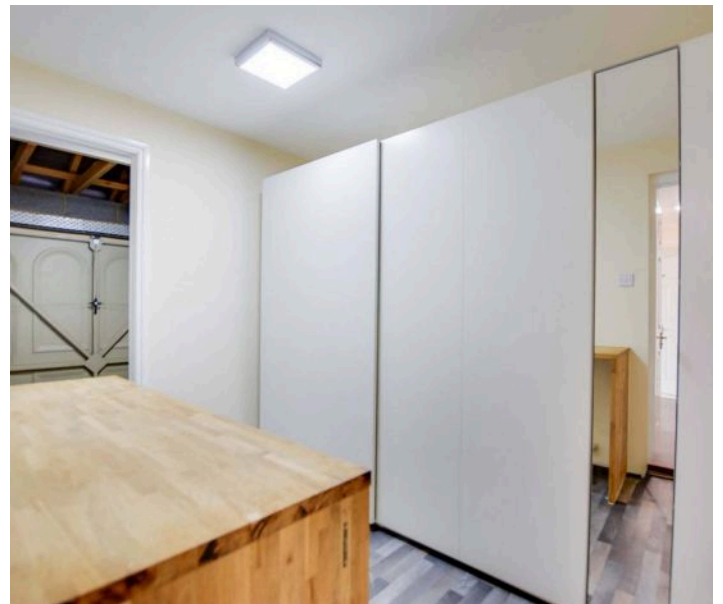
9' 6" x 7' 7" (2.89m x 2.31m)

With a door to the further storage room, work surface, lino floor, built-in storage cupboards.

Storage Room Two (previously a garage)

7' 7" x 6' 10" (2.30m x 2.09m)

With up and over door to the front elevation, tap, lighting, electric fuse board.



First Floor Landing

With loft access with pull down ladder, cupboard housing boiler, radiator.

Bedroom One

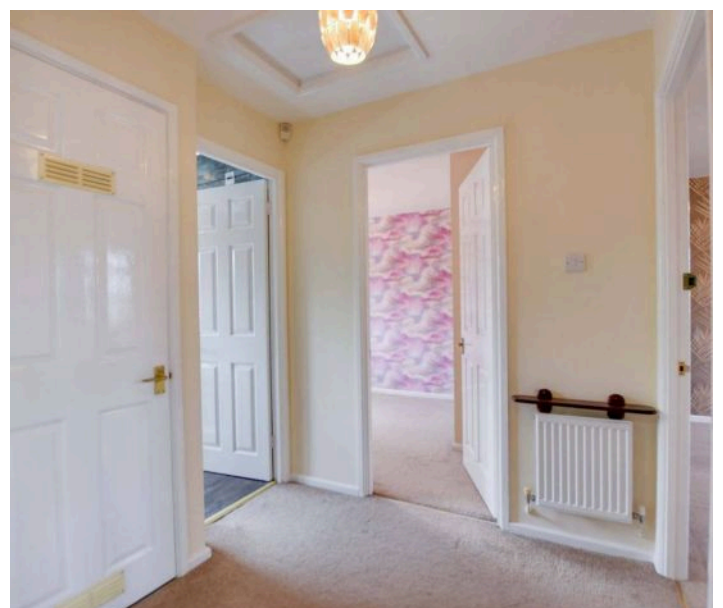
12' 0" x 11' 11" (3.66m x 3.64m)

With two double glazed windows to the front elevation, built-in mirrored wardrobes, radiator.

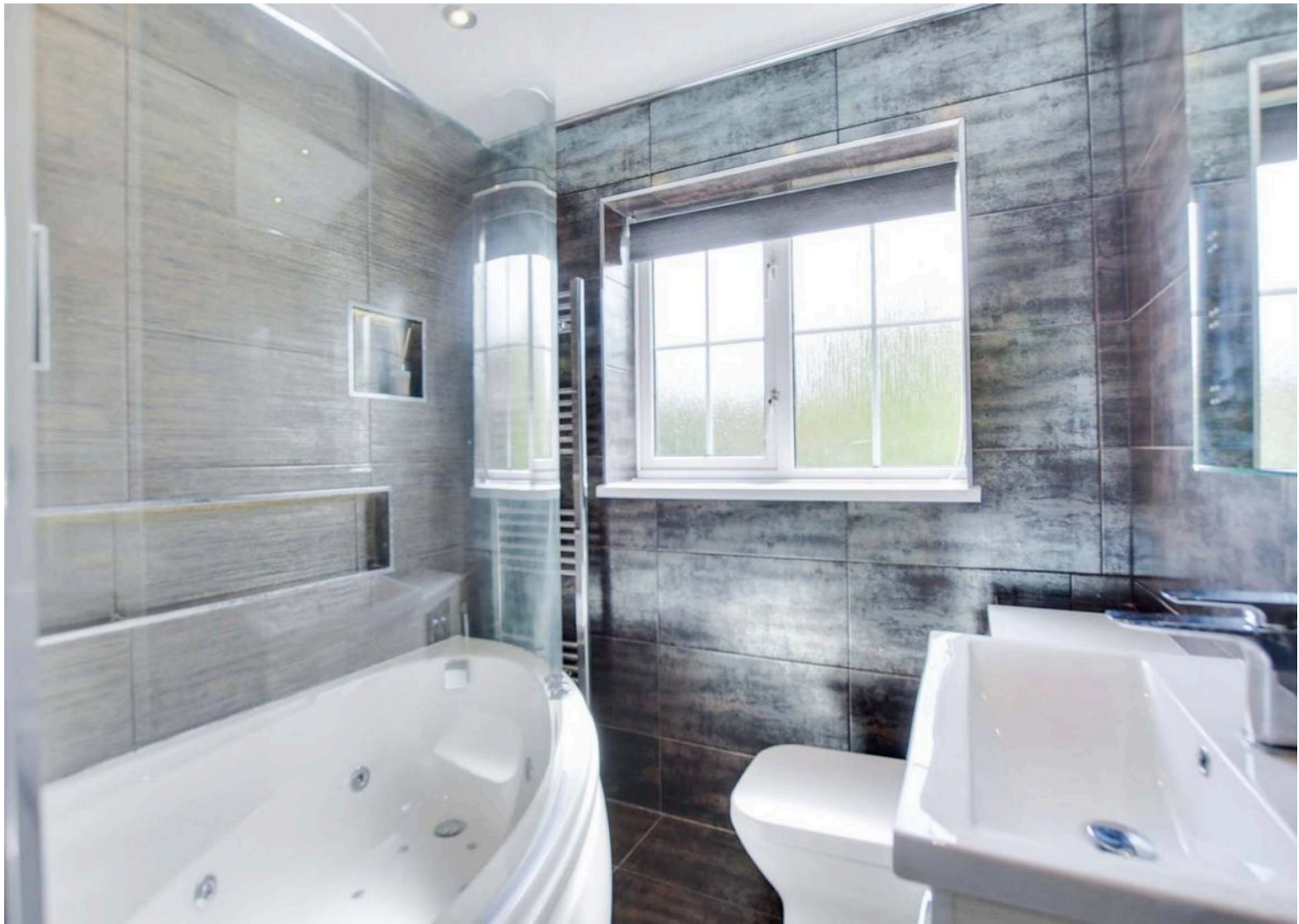
En-Suite Shower Room

5' 10" x 5' 5" (1.79m x 1.65m)

With double glazed window to the front elevation, tiled shower cubicle, low-level WC, wash hand basin, extractor fan, radiator.









Bedroom Two

12' 7" x 8' 2" (3.83m x 2.48m)

narrowing to 2.21 m. With double glazed window to the front elevation, built-in wardrobe, radiator.

Bedroom Three

12' 4" x 8' 8" (3.75m x 2.64m)

narrowing to 2.16 m. With double glazed window to the rear elevation, built-in wardrobe, radiator.

Bedroom Four

11' 3" x 8' 2" (3.42m x 2.49m)

With double glazed window to the rear elevation, radiator.

Bathroom

With double glazed window to the rear elevation, tiled floor, tiled walls, corner Jacuzzi bath with overhead rainforest shower and handheld shower, shower screen, low-level WC, wash hand basin, fitted mirror, spotlights, extractor fan, recessed shelving with lighting, chrome towel rail/radiator.

Front Garden

With a driveway, lawn area and side access to the rear garden.

Rear Garden

With a paved patio area, lawn, gravelled borders, mature and established flowerbeds and shrubs, mature tree, fenced and walled perimeter, outside lighting, gate to side access.

Driveway 2 vehicles

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.



2ND FLOOR

GROSS INTERNAL AREA
1ST FLOOR: 70 m², 2ND FLOOR: 62 m²
TOTAL: 132 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

We'll keep you moving...





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: 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.