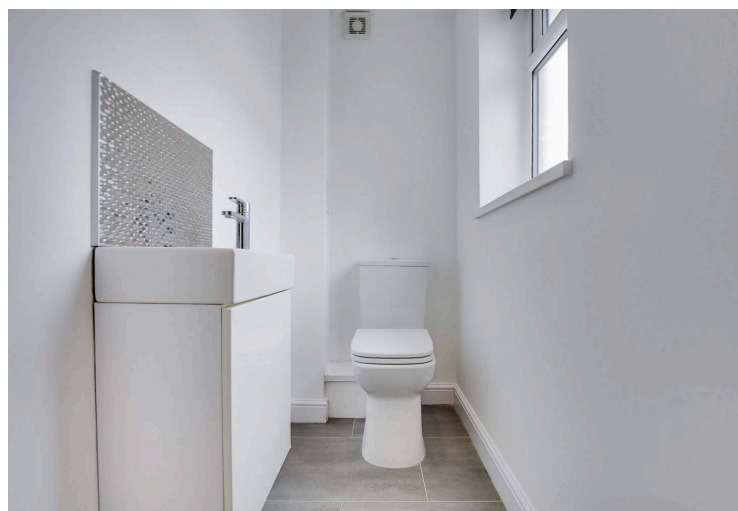
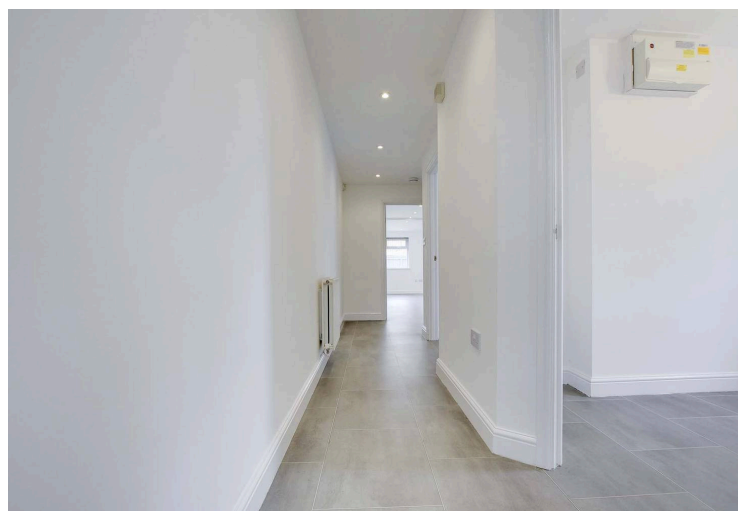




## Woodlands Court, Oadby

In Excess of £350,000

A BEAUTIFUL three storey FOUR BEDROOM semi-detached property offered to the market with NO UPWARD CHAIN. Outside is ample off road parking and a paved rear courtyard style garden.







#### **Entrance Hall**

With Karndean floor, stairs to first floor, radiator.

#### **Ground Floor WC**

With double glazed window to the front elevation, Karndean floor, splashback, low-level WC, wash hand basin, radiator.

#### **Utility Room/Office**

9' 0" x 4' 8" (2.74m x 1.42m)

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

#### **Kitchen**

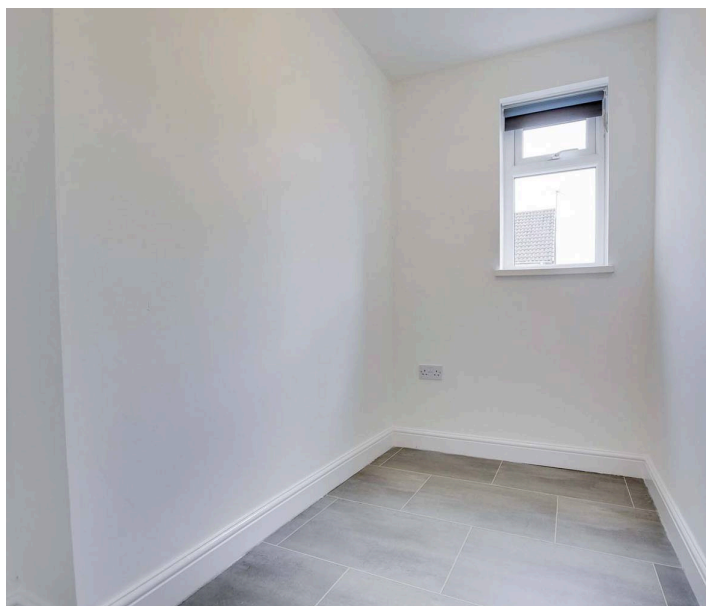
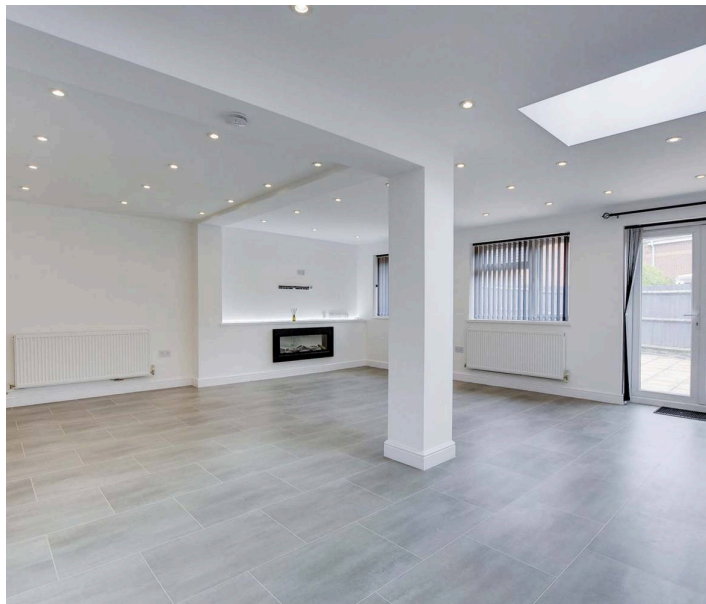
15' 9" x 14' 10" (4.80m x 4.52m)

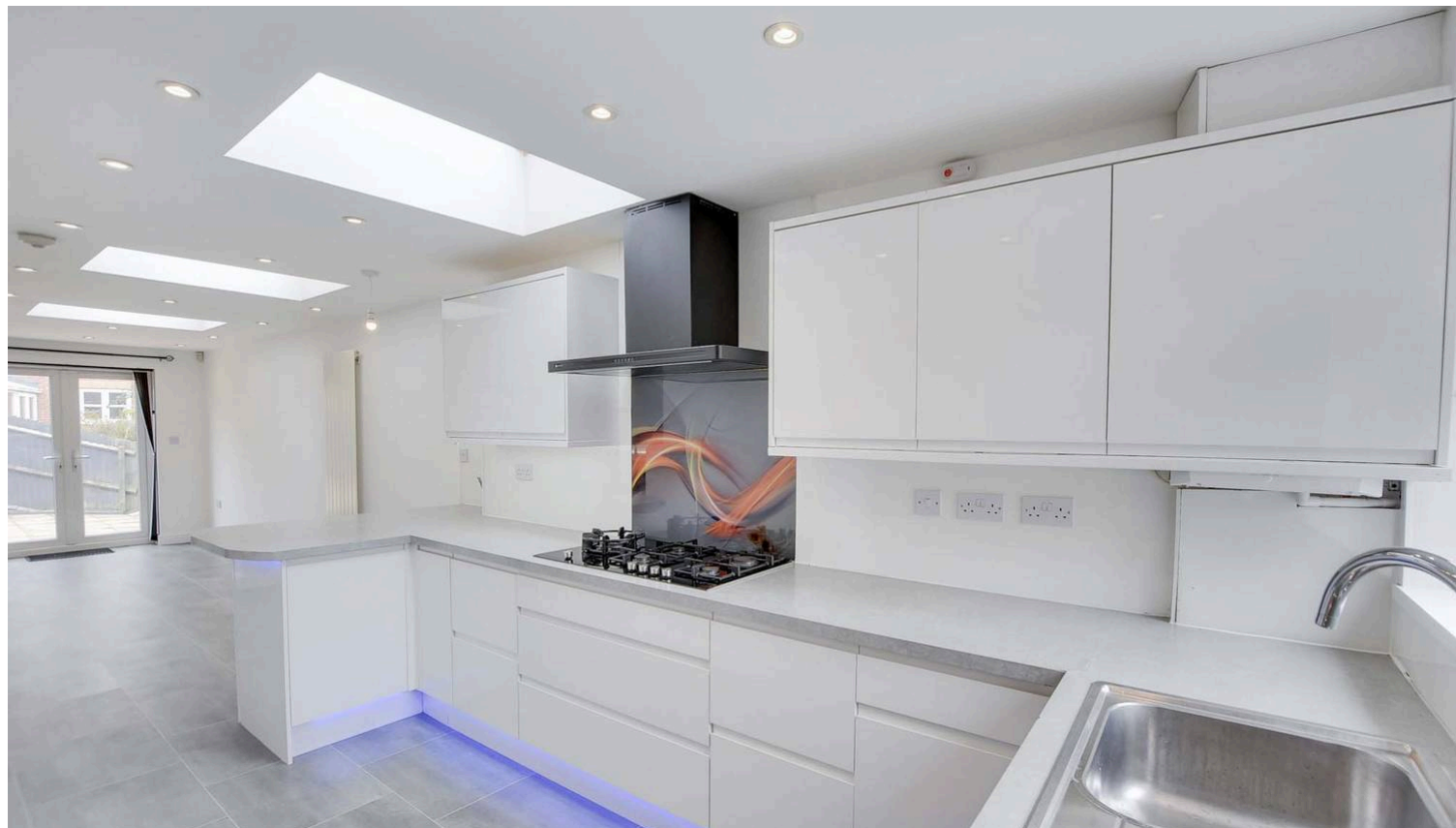
narrowing to 2.38 m. With double glazed window to the front elevation, double glazed skylight, Karndean floor, wall and base units with under unit lighting and work surface over and breakfast bar, stainless steel sink and drainer unit, integrated double oven, integrated hob with filter hood over and splashback, integrated dishwasher, plumbing for washing machine, open access leading to the lounge diner.

#### **Lounge Diner**

21' 3" x 18' 10" (6.47m x 5.75m)

With double glazed windows and French doors to the rear elevation, two double glazed skylight windows, Karndean floor, electric fireplace, storage cupboard, three radiators.





### **First Floor Landing**

With carpet floor, storage cupboard.

### **Bedroom Two**

10' 6" x 8' 10" (3.19m x 2.68m)

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

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

7' 10" x 6' 2" (2.40m x 1.87m)

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

### **Bathroom**

7' 9" x 6' 0" (2.36m x 1.84m)

With double glazed window to the front elevation, vinyl floor, part tiled walls, bath with electric shower over, wash hand basin, low-level WC, shaver point, radiator.

### **Second Floor Landing**

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

### **Bedroom One**

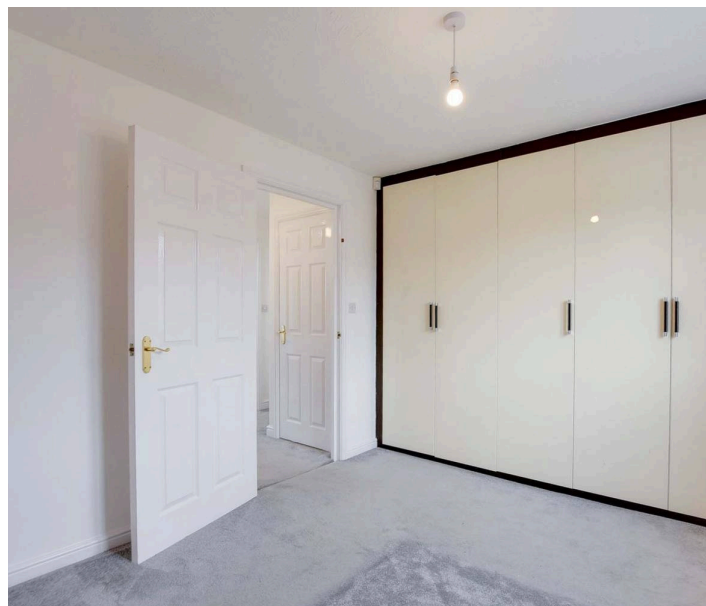
12' 6" x 8' 10" (3.82m x 2.68m)

With two double glazed skylight windows to the rear elevation, carpet floor, radiator.

### **En-Suite**

4' 7" x 4' 11" (1.40m x 1.50m)

With shower cubicle, low-level WC, wash hand basin, vinyl floor, part tiled walls, radiator.













### **Bedroom Three**

5' 10" x 12' 7" (1.77m x 3.83m)

Part restricted headroom. With double glazed window to the front elevation, built-in storage cupboard, fitted desk top, carpet floor, radiator.

### **Front Garden**

Tarmac and paved frontage with steps to front door, outside lighting.

### **Rear Garden**

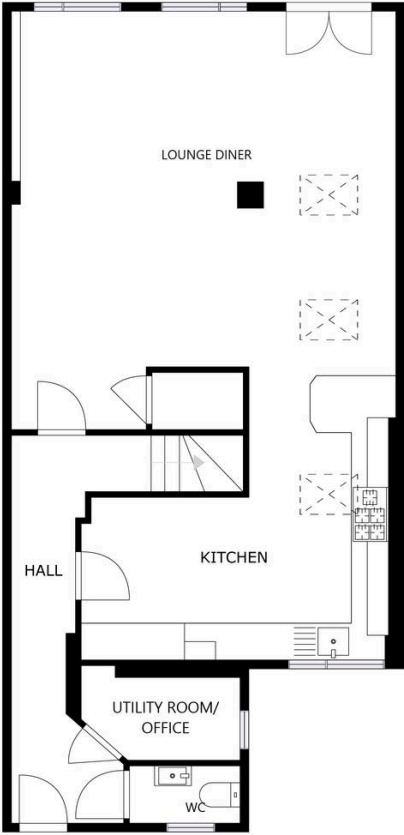
A low maintenance paved south-east facing rear garden with fenced perimeter, outside lighting.

### **Driveway**

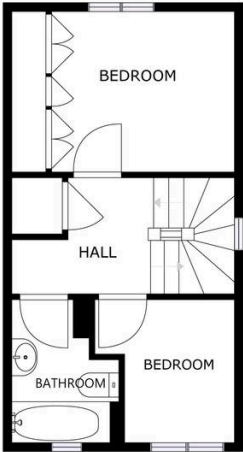
4 vehicles

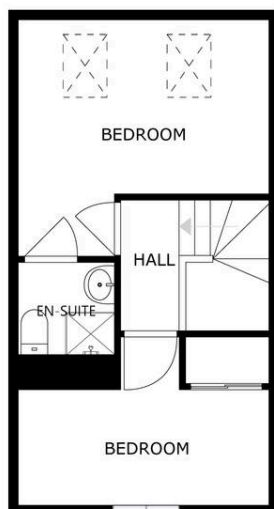


FLOOR 1



FLOOR 2





FLOOR 3



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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

**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.