

# Aston & Co

ESTATE & LETTING AGENTS



32 Oakside Crescent

, Leicester, LE5 6SJ

£370,000



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Set on a generous plot in the popular suburb of Evington this detached bungalow offers great potential and the option to extend (STP) The accommodation briefly consist of, porch, entrance hall, dining kitchen, lounge, conservatory, two double bedrooms and a wet room. The property also benefits from gas central heating, front and rear gardens, garage and parking. Viewing is strictly by appointment only.

- Detached Bungalow On A Generous Plot
- Potential To Extend (STP)
- Sought After Location
- Two Double Bedrooms
- Garage & Parking
- Close to Popular Schooling and Amenities,
- Viewing Essential
- EPC Rating D, Freehold, Council Tax Band C





## Location

The sought-after suburb of Evington is located to the east of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment and all the excellent amenities therein, as well as the Leicester Ring Road which links the adjacent suburbs of Oadby and Stonegate to Junction 21 of the M1\M69 motorway network for travel north, south and west, and the adjoining Fosse Park and Meridian shopping, entertainment, retail and business centres.

The suburb of Evington offers an extensive range of amenities including shopping for day-to-day needs, schooling for all ages, a wide variety of recreational amenities including a leisure centre with swimming pool and a fine eighteen hole parkland golf course at the Leicestershire Golf Club, as well as regular bus services to the Leicester City centre.

## The Property

The property is entered via a double glazed door leading into.

## Porch

8'0" x 10'9" (2.45 x 3.30 )

(maximum measurements) With tiled flooring and door leading into.

## Entrance Hall

4'11" x 16'5" (1.50 x 5.02 )

With oak flooring, loft hatch, airing cupboard and provides access to the following.

## Lounge

11'4" x 17'6" (3.46 x 5.34)

With window to the front, gas fire with surround and patio doors leading to the conservatory.

## Conservatory

9'10" x 7'10" (3.00 x 2.40)

(maximum measurements) With doors leading to the rear garden.

## Kitchen-Diner

12'0" x 9'10" (3.68 x 3.02)

Fitted with a range of floor and wall mounted units with roll top worksurfaces. The kitchen also benefits from a fitted oven, hob and extractor, plumbing for a washing machine, sink and drainer unit and door leading to the rear hall.

## Rear Hall

With doors leading to the pantry and rear garden.

## Bedroom One

11'10" x 12'4" (3.62 x 3.77 )

## Bedroom Two

8'7" x 9'11" (2.64 x 3.03)

## Wet Room

6'7" x 6'8" (2.02 x 2.05 )

Fitted with a three piece suite comprising, low level wc, wall mounted basin and shower.

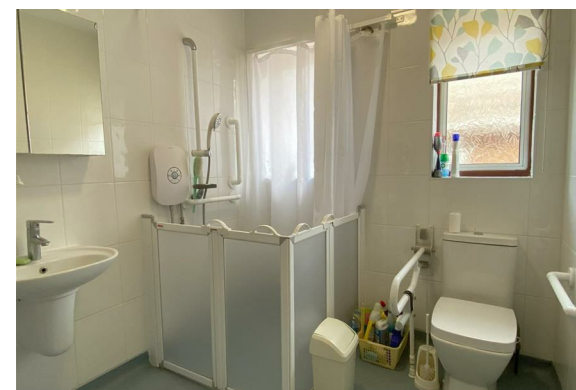
## Outside

To the front of the property is a low maintenance garden with planted borders, walled boundaries and a drive way which in turn leads to the garage. To the rear is a generous garden which is mainly gravelled with patio area and fenced boundaries.

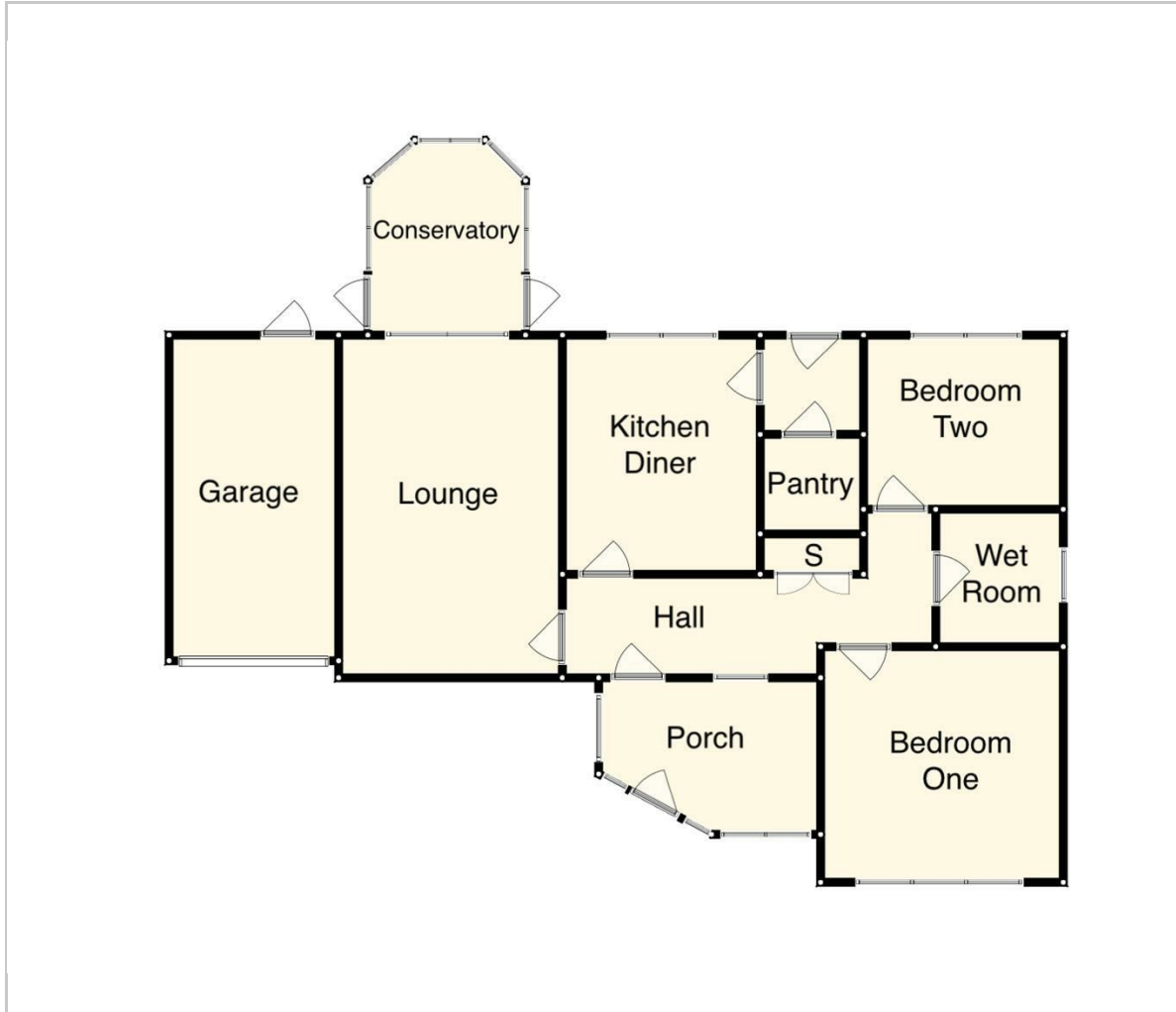
## Garage

17'8" x 8'5" (5.41 x 2.59)

With up and over door, power, light and personnel door leading to the rear garden.



## Floor Plan



## Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: [syston@astonandco.co.uk](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

## Area Map



## Energy Efficiency Graph

