



Oakland Avenue, Leicester

Offers Over £485,000 Freehold

Located at the end of Oakland Avenue next to Oakland nature reserve that leads to Watermead Park and lakes, this substantial three-bedroom detached bungalow sits on 0.19 acres and has off-road parking for several vehicles and a mature rear garden.



Knightsbridge
Estate Agents

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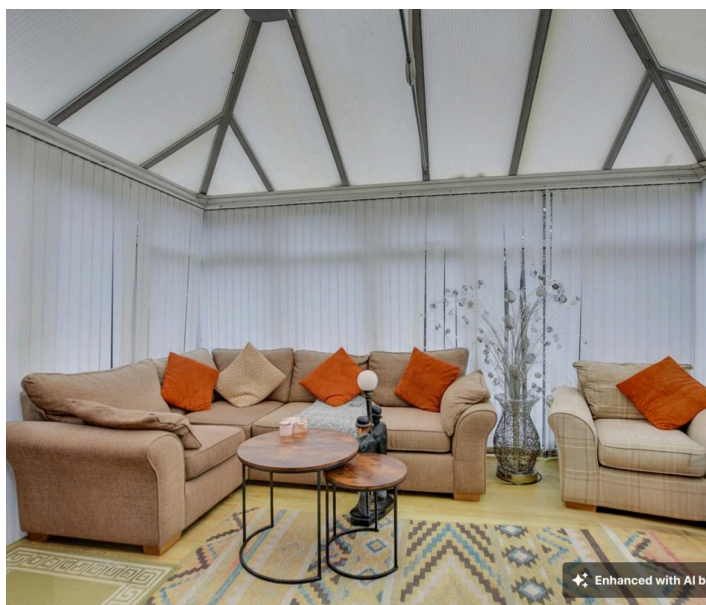




Entrance Hall

23' 6" x 9' 3" (7.17m x 2.83m)

(Narrowing to 2m) Includes two storage cupboards, one with loft access.



Living Room

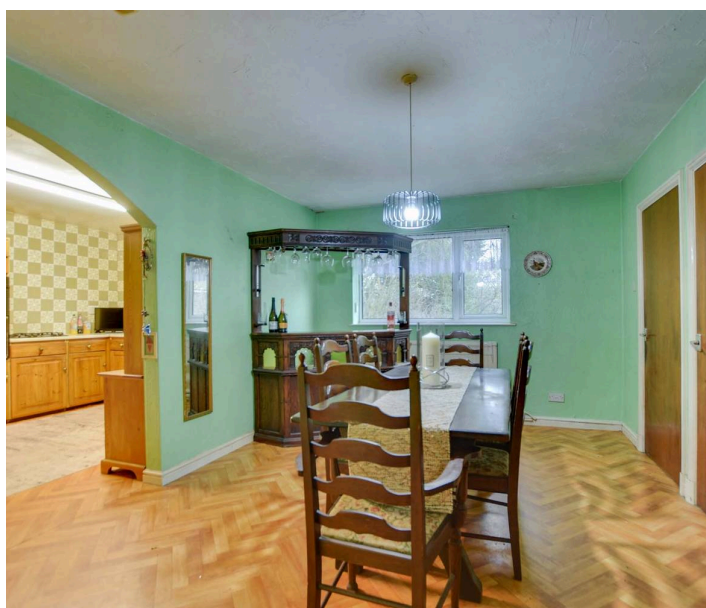
22' 0" x 14' 9" (6.71m x 4.50m)

Double-glazed window to side elevation, gas fire with a fire surround, two radiators, and patio door to conservatory.

Conservatory

13' 11" x 11' 6" (4.23m x 3.50m)

Double-glazed door to the rear garden.



Dining Room

14' 10" x 10' 9" (4.52m x 3.27m)

Double-glazed window to the rear elevation, cupboard housing boiler, and radiator.

Lobby

Double-glazed door to the rear garden. Open aspect to the kitchen.



Lobby

Double-glazed door to the rear garden. Open aspect to the kitchen.

Kitchen

14' 10" x 10' 9" (4.51m x 3.28m)

Double-glazed window to the rear elevation, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, a built-in double oven and gas hob, plumbing for a washing machine, and tiled walls.

Bedroom One

13' 3" x 11' 11" (4.05m x 3.62m)

Double-glazed bay window to front elevation, fitted wardrobes, and radiator.



Bedroom Two

12' 0" x 11' 10" (3.67m x 3.60m)

Double-glazed bay window to front elevation, fitted wardrobes, and radiator.

Bedroom Three

12' 0" x 11' 10" (3.67m x 3.60m)

Double-glazed bay window to the front elevation, fitted wardrobes and radiator.







Bathroom

8' 6" x 6' 8" (2.60m x 2.03m)

Double-glazed window to side elevation, bath with mixer tap/shower attachment, pedestal wash hand basin, low-level WC, and radiator.

Separate Shower

8' 6" x 2' 7" (2.60m x 0.80m)

Double-glazed window to the side elevation, a shower cubicle, and a radiator.

Front Garden

Gravelled and lawned front garden with inset shrubs and mature trees.

Rear Garden

Patio area leading to an established mature garden with trees, an area for lawn, and side access.

Driveway

In-and-out driveway to the front fits 3-4 cars; further drive to the side fits another car.

Double Garage

Up-and-over door to the front.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The area offers a range of everyday shopping facilities, places of worship, schools and parks, along with regular bus routes providing access into the city centre. Leicester city centre itself offers a wider selection of retail, leisure and dining options, together with mainline rail links. Rushey Mead remains a popular choice for buyers seeking a settled neighbourhood with good access to the wider city.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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