

Prince Drive Oadby Leicester LE2 4SB

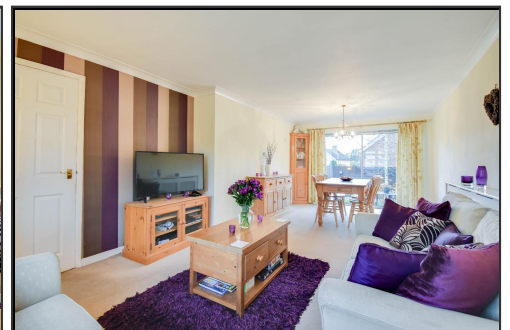
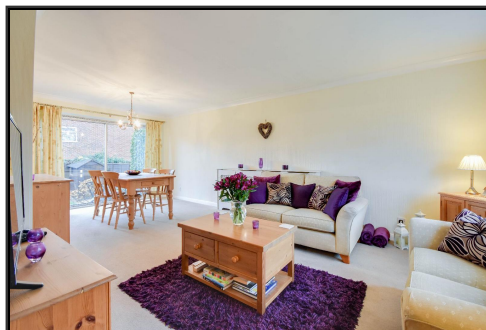
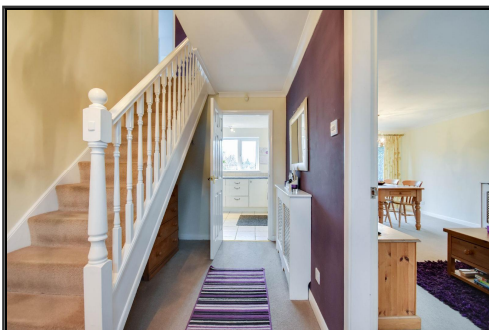
THREE DOUBLE BEDROOMS



£315,000

This well-presented detached property is situated within a cul-de-sac section of Prince Drive, and provides well-proportioned accommodation to include, three double bedrooms, a generous size through lounge dining room, a fitted kitchen breakfast room. The property provides further scope for alteration (including a garage conversion, or potential for extension to the rear, subject to relevant planning permissions) and has a bright and airy feel throughout, making an ideal family home.

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 two mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.



Gas Central Heating, Double Glazing

Entrance Hall, Ground Floor WC, Through Lounge Dining Room

Kitchen Breakfast Room, Utility Room

First Floor with Three Double Bedrooms, Bathroom & Separate WC

Front Garden, Driveway, Garage, Rear Garden

Entrance Hall

With stairs to first floor, radiator.

Ground Floor WC 5'4" x 3'

With double glazed window to the side elevation, low level WC, wash hand basin, alarm panel, tiled floor.

Through Lounge Dining Room 22'4" x 12' narrowing to 10'6"

With double glazed bay window to the front elevation, patio doors to rear elevation, TV point, radiator.

Kitchen Breakfast Room 11'x 8'8"

With double glazed window to the rear elevation, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven, electric hob with filter hood over, tiled floor, radiator, arch way leading through to utility room.

Utility Room 8'9" x 6'

With door to side elevation, double glazed window to the rear elevation, plumbing for washing machine, boiler, tiled floor.

First Floor

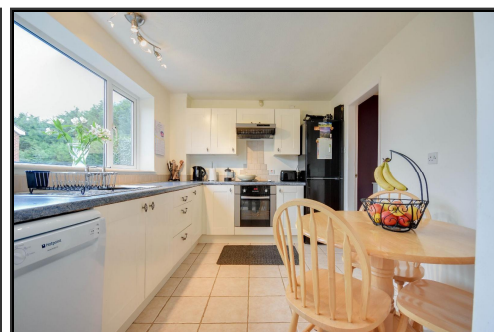
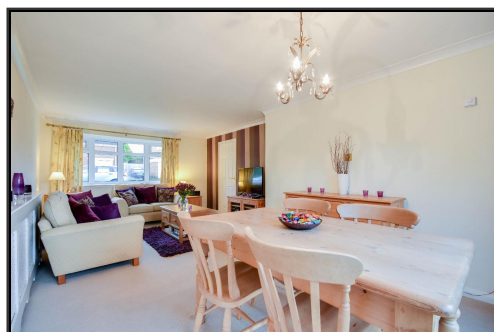
With radiator, access to the following rooms:

Bedroom One 15'8" x 9'9"

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

Bedroom Two 12'1" x 11'7"

With double glazed window to the rear elevation, radiator.



Bedroom Three 14'x 9'

With double glazed window to the side elevation, built-in double wardrobe, laminate flooring, radiator. Door to large wardrobe 9'x 5'4".

Bathroom 11'8" x 5'6"

With double glazed window to the rear elevation, bath with mixer tap, shower attachment, pedestal wash hand basin, separate tiled shower cubicle, tiled walls, tiled floor, heated chrome towel rail.

Separate WC 5'6" x 3'3"

With double glazed window to the rear elevation, low level WC, tiled floor.

Front Garden

Lawned front garden with flowerbed and shrubs to borders, outside lighting, tarmac driveway providing off road parking leading to garage.

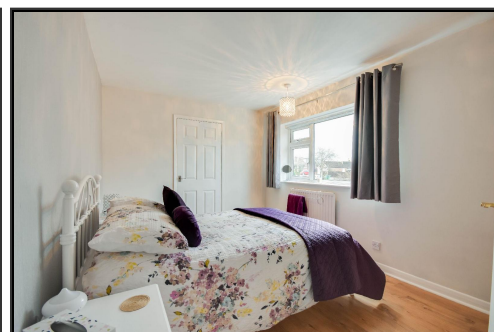
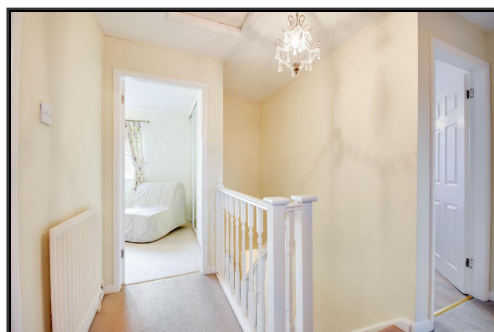
Garage 18'4" x 8'5"

With up and over door to the front elevation, window to the side elevation, power and lighting.

Rear Garden

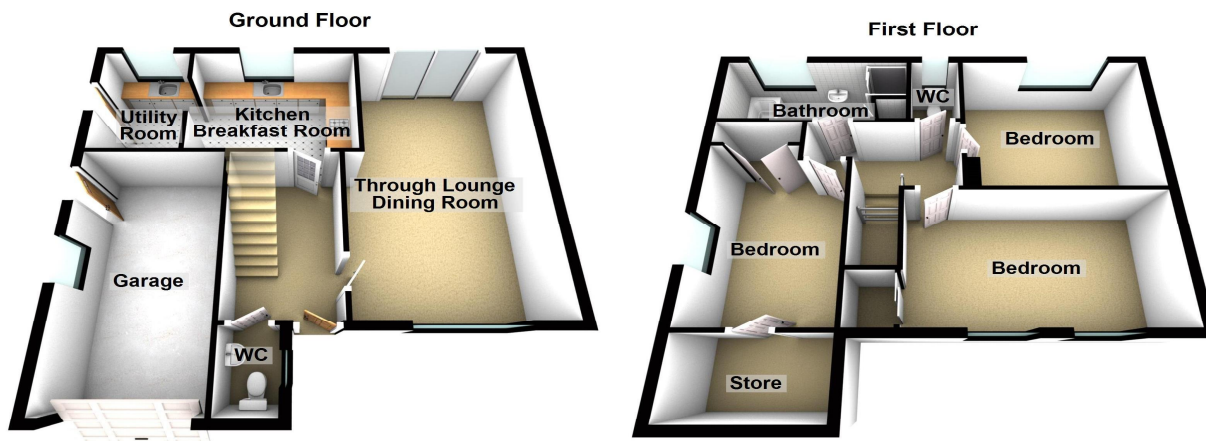
Graveled patio with steps leading down to lawn area with raised flowerbed, further graveled seating area with fencing to perimeter, shed, outside lighting, outside tap, gate to side access, mature trees and shrubs.

VALUATIONS: If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.



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Energy Efficiency Rating	Environmental Impact Rating (CO2)
Current Rating – D 56	Current Rating – E 48
Potential Rating – B 82	Potential Rating – C 78



Important

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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

IMPORTANT NOTE

'We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & VALUERS (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'



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