



## Oakland Avenue, Leicester

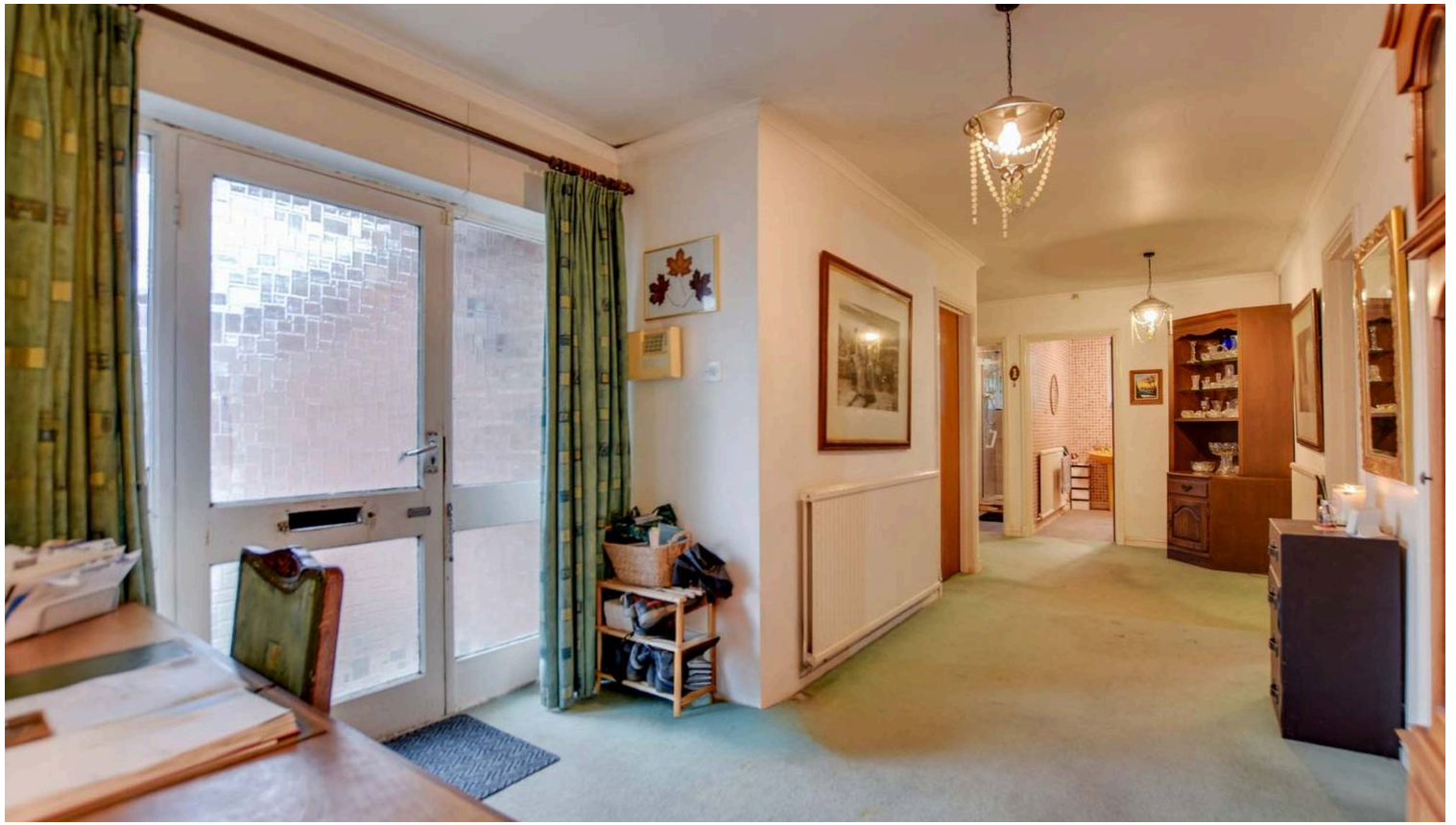
£450,000 Freehold

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.



0116 274 5544





#### 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

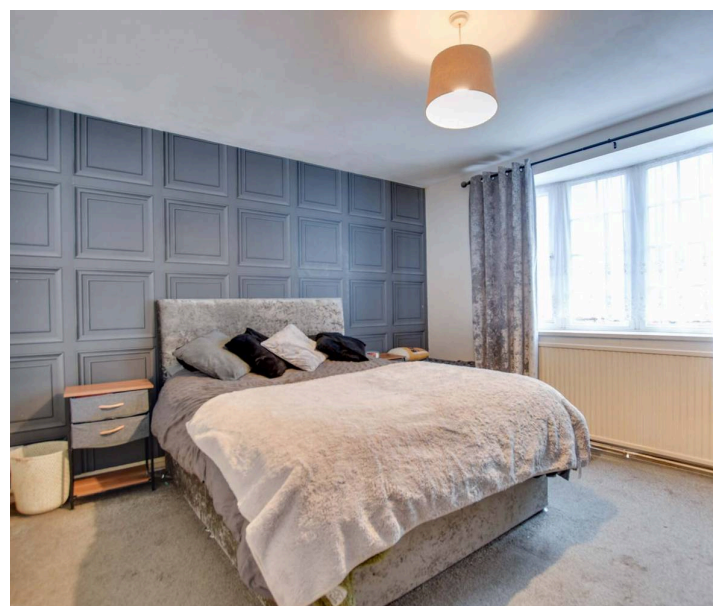
12' 0" x 11' 10" (3.67m x 3.60m)

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

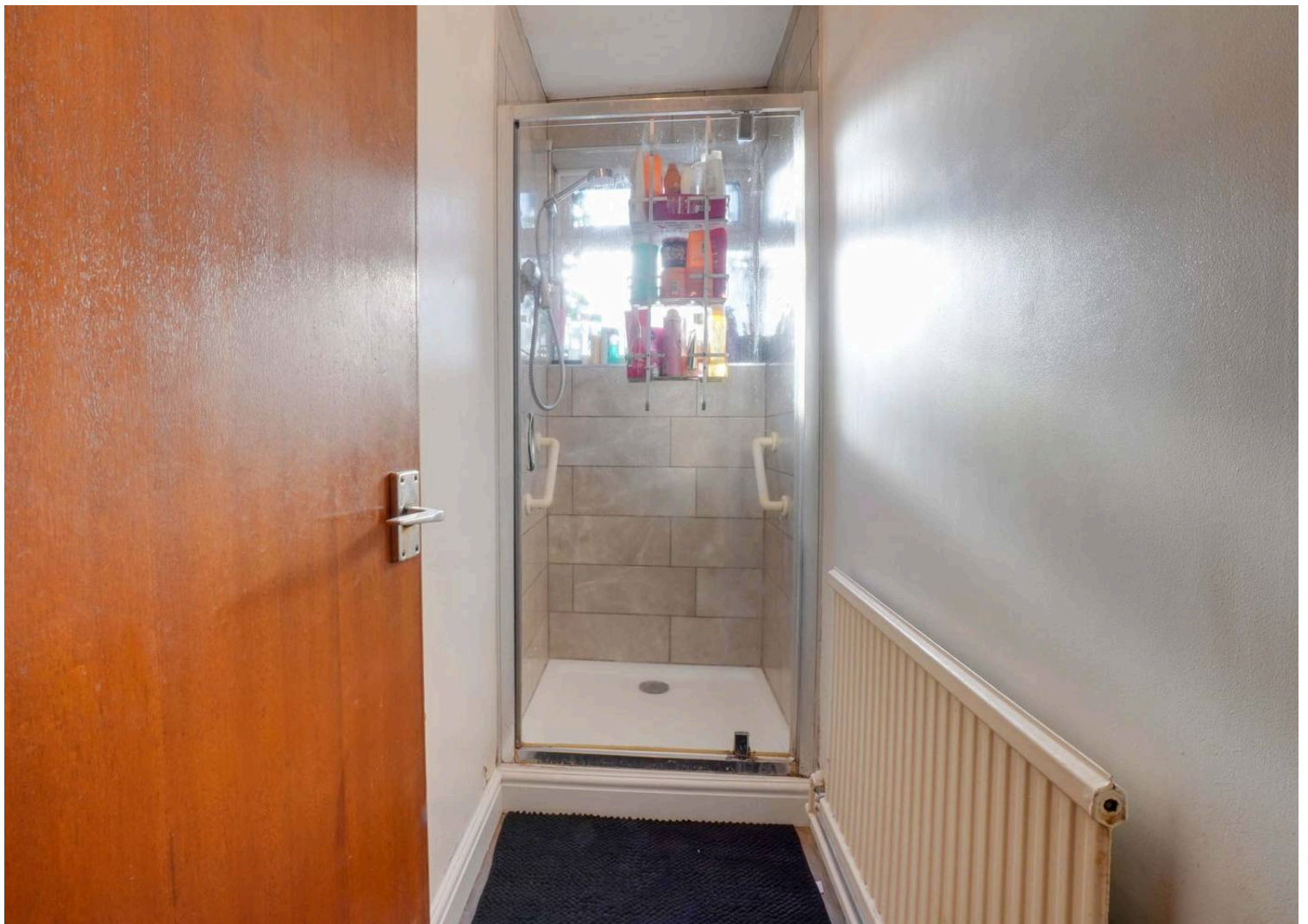
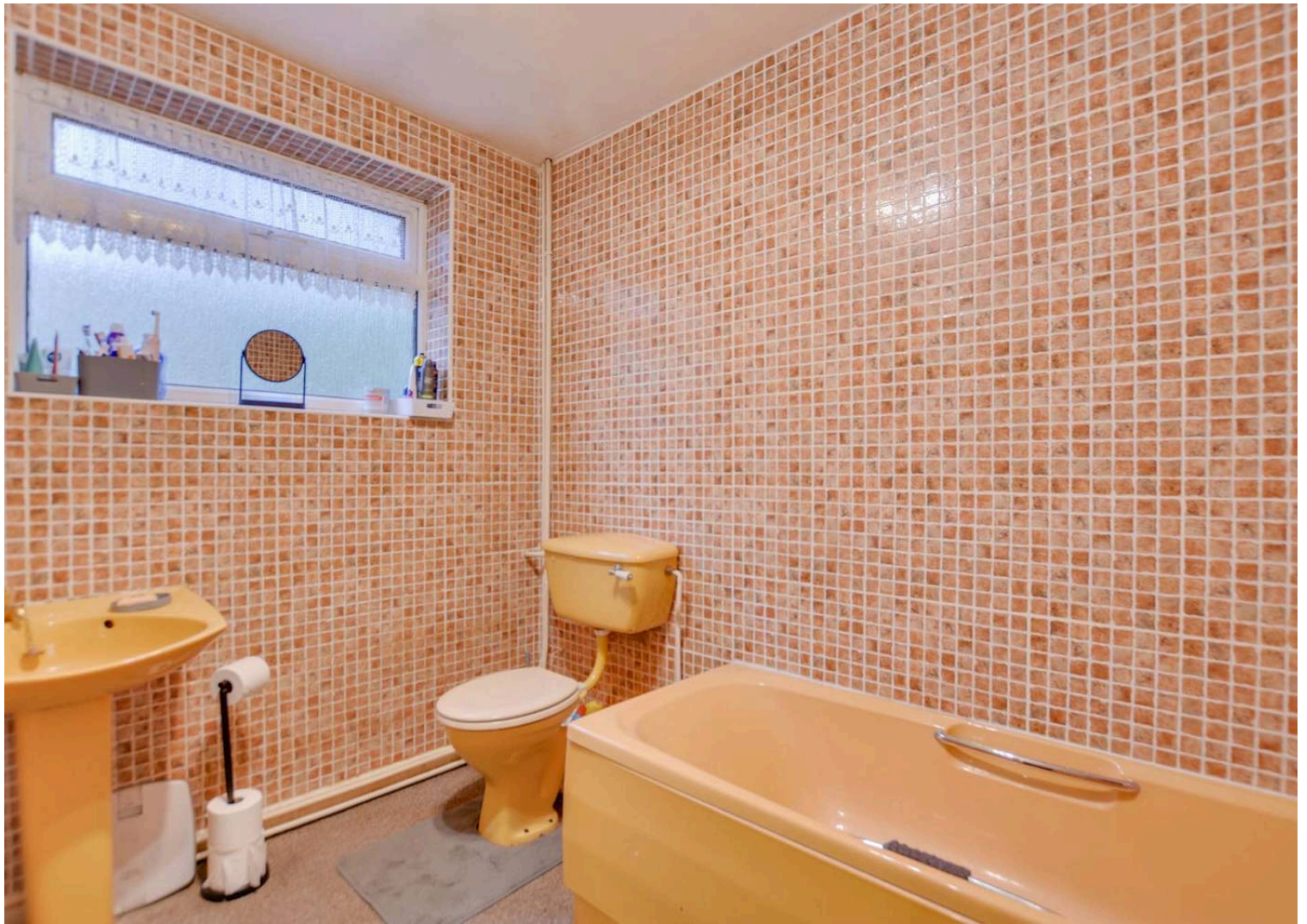
### Bedroom Three

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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