

1 MARGARET ANNE ROAD

OADBY, LEICESTERSHIRE LE2 5UW

GUIDE PRICE: £315,000



JAMES
SELICKS

Located on a quiet cul-de-sac within this exclusive development in the popular village of Oadby, this attractive detached bungalow has been recently redecorated and refurbished throughout. Originally designed with accessibility in mind, the property offers wider doorways and thoughtfully positioned electrical points at waist height, making it well suited to a range of buyers.

Garden room • hallway • kitchen • sitting room • two bedrooms • shower room • corner plot • wraparound gardens • one allocated parking space • new wood-effect luxury vinyl flooring • new consumer unit • upgraded loft insulation & boarding • wired smoke alarm • EPC - D

Location

The property enjoys a particularly convenient position within comfortable walking distance of local amenities, including a post office and convenience store, and is well placed for highly regarded schooling, including Gartree High School and Beauchamp College, along with a further local primary school. Oadby village centre, with its popular and attractive range of shopping facilities along The Parade, is also easily accessible. The area is well served by sporting and leisure facilities, while Leicester city centre with its professional quarters, mainline railway station and extensive shopping amenities lies just over 3 miles away and is readily accessible via a frequent bus service.

Accommodation

The property is entered via a brick and uPVC garden room overlooking the beautifully maintained gardens. A small step leads into the entrance hall, which provides access to the boarded loft space via a ladder. The newly fitted kitchen houses the Worcester wall-mounted boiler, has windows to the side and rear and offers an excellent range of white eye and base level units and drawers, preparation surfaces, and a composite sink and drainer with mixer tap. Integrated appliances include a Lamona oven with four-ring hob and extractor over, with ample white appliance space. New double glazed panelled doors lead from the hall into the spacious sitting room, which has a uPVC double glazed bay window to the front and a further window overlooking the side garden.

The master bedroom has a uPVC double glazed window to the front and a range of fitted up-and-over bed wardrobes extending along a further wall, together with cupboards with lighting. Bedroom two enjoys a rear aspect and provides an excellent range of built-in wardrobes, cupboards, drawers and a dressing table. The newly refitted shower room is fitted with a contemporary white three-piece suite comprising a pedestal wash hand basin, low flush WC and large shower enclosure. The room houses the airing cupboard (with water tank) has an opaque glazed window (to the garden room) inset ceiling spotlights, a chrome heated towel rail, fully tiled walls and flooring.

Outside

The property is approached via a hedged and fenced frontage with a personal gate and pathway leading around a lawned side area to the beautiful, mature rear gardens which include a small pond, patio entertaining area, a wooden shed and a variety of established trees including Sycamore, Ash and Norway Maple, creating a private and attractive setting. The pavement to the front of the property benefits from a dropped kerb, offering potential for the creation of a driveway if desired (subject to the necessary consents) in addition to the already allocated parking space.

Tenure: Freehold. **Listed Status:** None. **Conservation Area:** None

Local Authority: Oadby & Wigston Borough Council, **Tax Band:** C

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown. **Construction:** Believed to be standard.

Wayleaves, Rights of Way & Covenants: The Ash and Sycamore trees at the rear of the garden have Tree Preservation Orders.

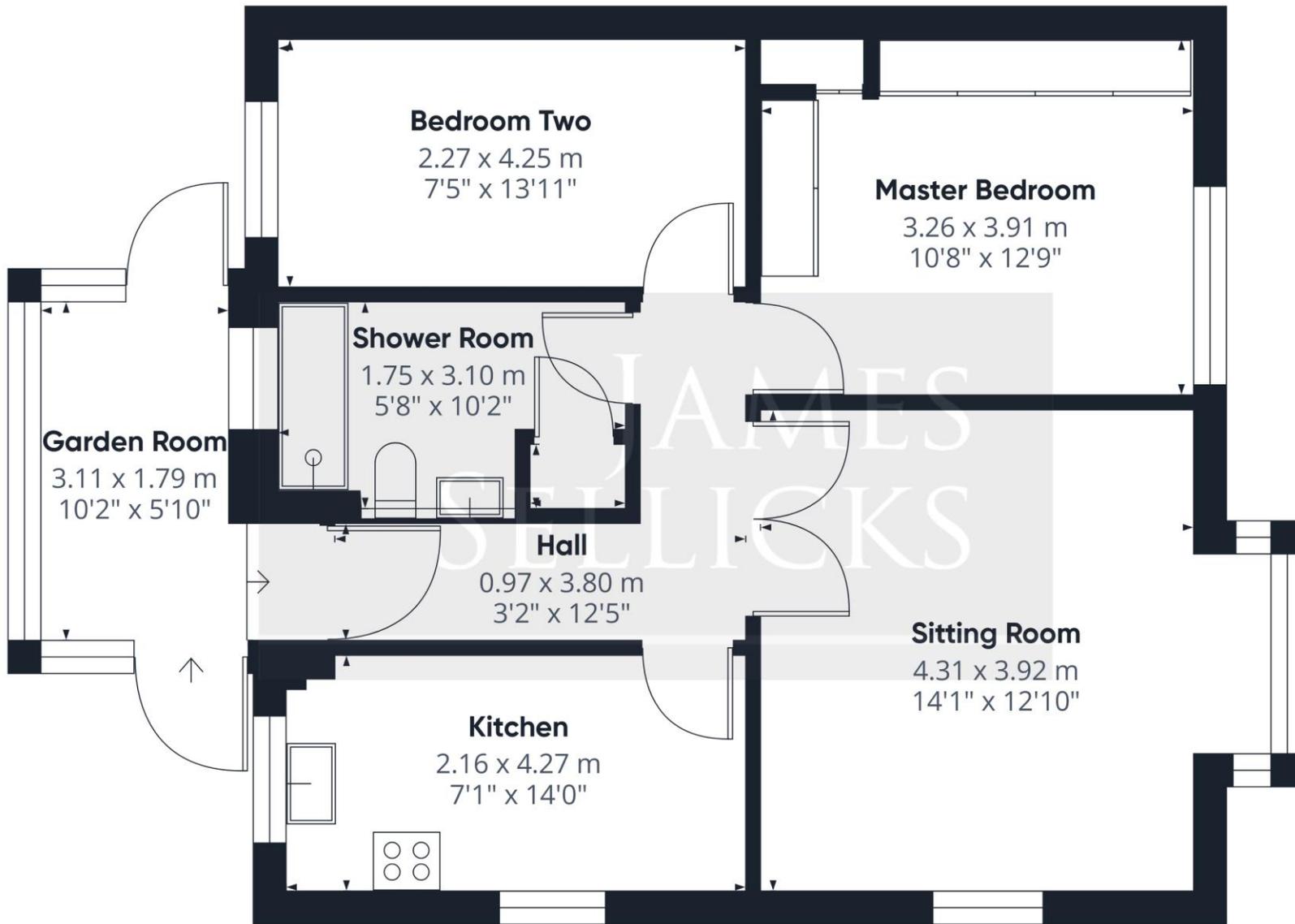
Flooding issues in the last five years: None the sellers are aware of.

Accessibility: Wide doorways suitable for wheelchair access, minimal internal level changes, one small step to main entrance.



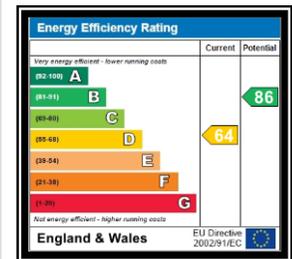






Approximate total area⁽¹⁾

68.6 m²
738 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

