

## Granville Avenue, Oadby

Offers in Excess of £420,000 Freehold

A charming two-bedroom detached bungalow on Granville Avenue, Oadby. Boasting a beautiful rear garden, a modern kitchen, a utility area, and a light-filled conservatory/reception room.



0116 271 3333





#### **Entrance Porch**

#### **Welcoming Hallway**

Having ceramic tiled flooring, two built-in cupboards, and a radiator.

#### **Reception Room**

18' 9" x 12' 10" (5.72m x 3.92m)

Boasting plenty of natural light coming through the double-glazed window to the front elevation, and double-glazed sliding patio doors providing views and access to the rear garden. There is also a chimney breast incorporating an eco multi-fuel stove and stone hearth, coving to the ceiling, a television point, and a double radiator.

#### **Fitted Kitchen**

12' 0" x 8' 11" (3.67m x 2.72m)

Fitted with ceramic tiled flooring and a uPVC double-glazed window to the rear elevation. The kitchen comprises a range of white gloss base and wall units with laminate work surfaces and a matching breakfast bar. Integrated appliances include a four-ring ceramic hob, double oven, and dishwasher, with additional space for a freestanding fridge/freezer. A door leads through to the conservatory.

#### **Conservatory/Reception Room**

16' 9" x 11' 2" (5.11m x 3.40m)

Light and airy conservatory having natural light flowing through the double-glazed windows to the rear and side elevations, also having a glazed roof, ceramic tiled flooring, a door providing access to the rear garden, a door providing access to a utility area, and a radiator.



**Utility Area**

8' 0" x 7' 1" (2.43m x 2.16m)

(Converted from Part of the Garage) Featuring a glazed window to the side elevation, access to an additional storage area, a selection of base and wall units with laminate work surfaces, and plumbing for a washing machine.

**Principal Bedroom (Bedroom One)**

12' 0" x 11' 9" (3.67m x 3.58m)

Boasting plenty of natural light coming through the double-glazed window to the front elevation, also featuring mirrored sliding doors, built-in wardrobes, and a radiator.

**Bedroom Two**

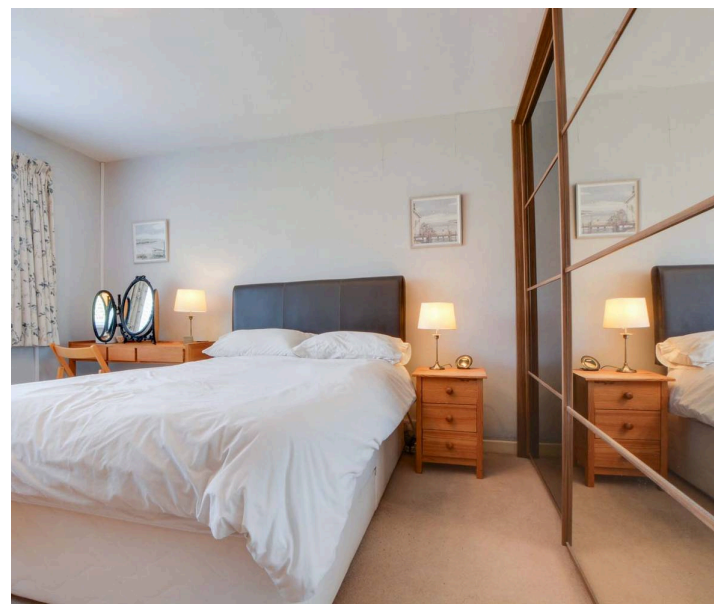
10' 0" x 8' 11" (3.05m x 2.73m)

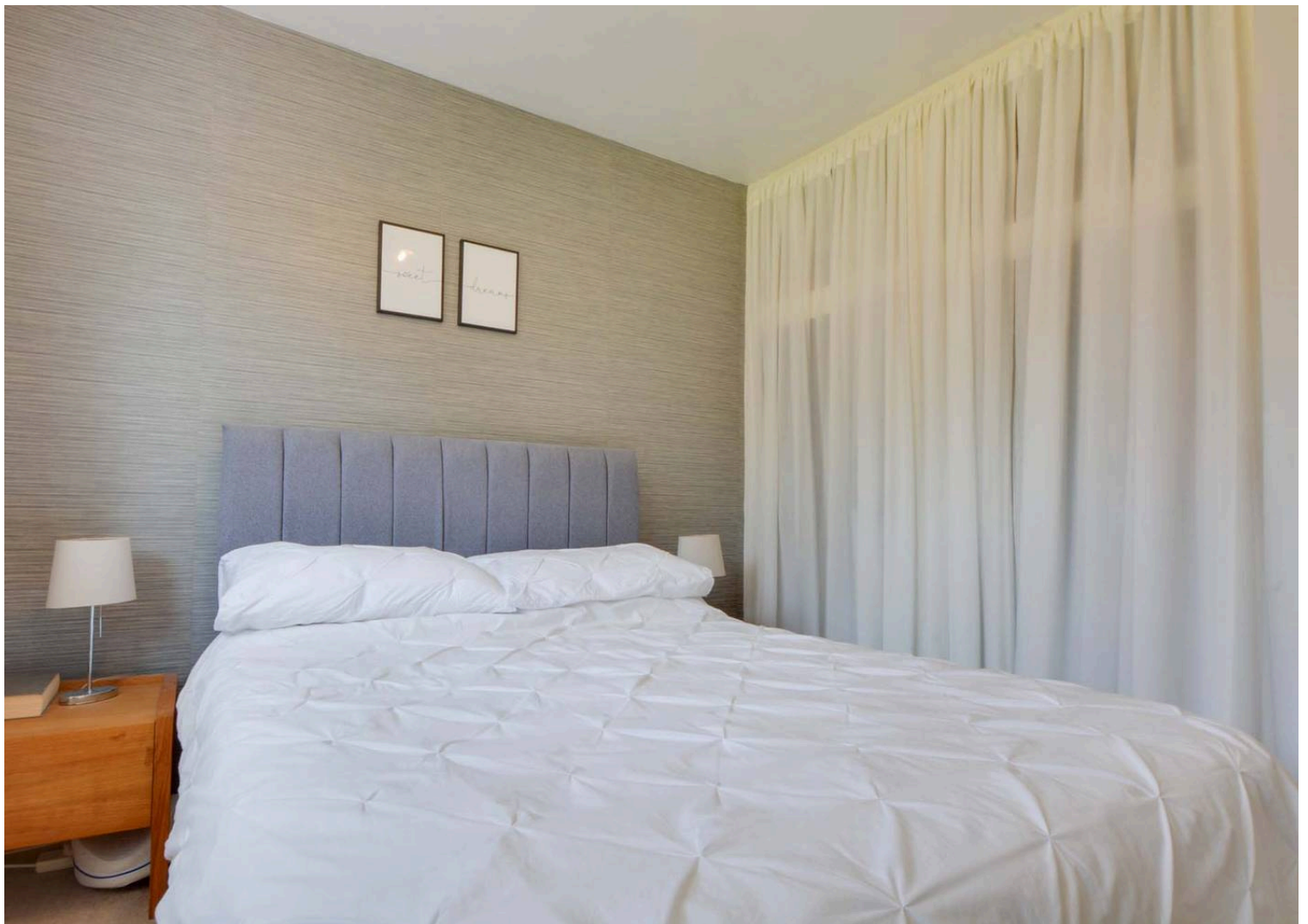
Having natural light flowing through the double-glazed window to the rear elevation, built-in storage, and a radiator.

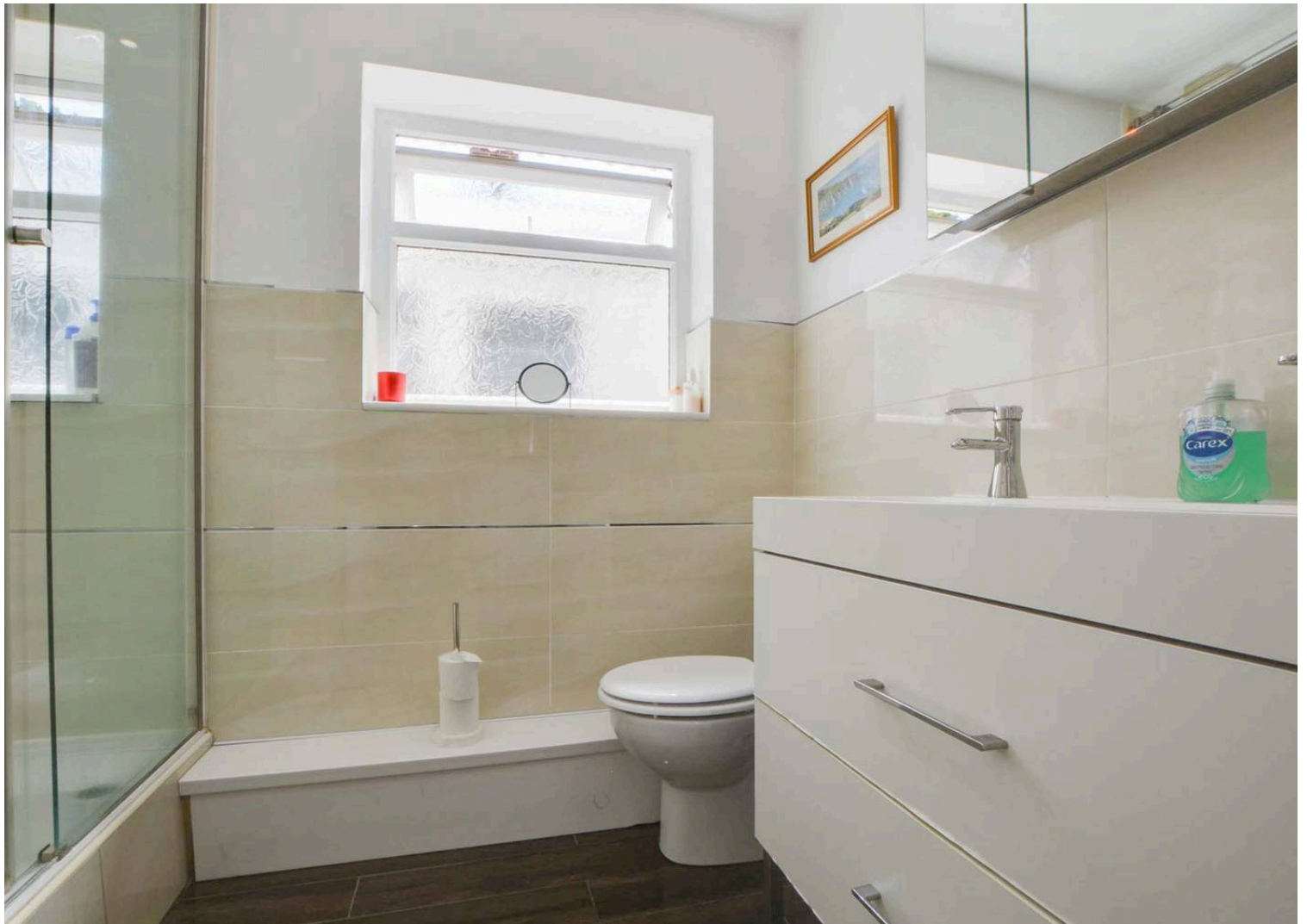
**Shower Room**

8' 1" x 5' 3" (2.46m x 1.61m)

Stylishly appointed shower room having natural light flowing through the obscure double-glazed window to the side elevation, also having ceramic tiled flooring, double shower cubicle with shower screen and shower head over, low-level WC, wash hand basin within the basin storage, tiled splashbacks, and a feature wall-mounted chrome radiator.









### **Front Garden**

Mainly mature, established with plants and well-maintained borders, together with a pathway providing access to the front door.

### **Rear Garden**

Consists of a lovely patio seating area leading to a well-maintained lawn, mature and established flower beds, and well-maintained borders.

### **Driveway**

For two vehicles.

### **Garage**

For one vehicle.



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





The property is ideally situated for Oadby's highly regarded schools and benefits from nearby bus links into Leicester City Centre, with its professional quarters and train station. A wide range of amenities are available along The Parade in Oadby Town Centre, including three mainstream supermarkets. Leisure and recreational facilities such as Leicester Racecourse, the University of Leicester Botanic Gardens, Parklands Leisure Centre, and Glen Gorse Golf Club are also close by.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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