



## Asking Price £285,000

**Foxhunter Drive, Oadby, Leicester, LE2 5FE**

- Semi Detached Bungalow
- Lounge
- Shower Room
- Close to Amenities
- EPC Rating C Council Tax Band C
- Two Double Bedrooms
- Kitchen-Diner
- Rear Garden
- Driveway
- Freehold



A delightful extended TWO DOUBLE bedroom semi detached BUNGALOW located in OADBY.

The bungalow briefly comprises a porch, entrance hall, lounge, kitchen-diner, two bedrooms and a shower room.

There is a pretty rear garden with seating area, and access to own driveway offering off street parking accessed via Mercia Drive.

The property is located on the corner of Foxhunter Drive and Mercia Drive and offers spacious living accommodation being well served for Oadby.

### **PORCH**

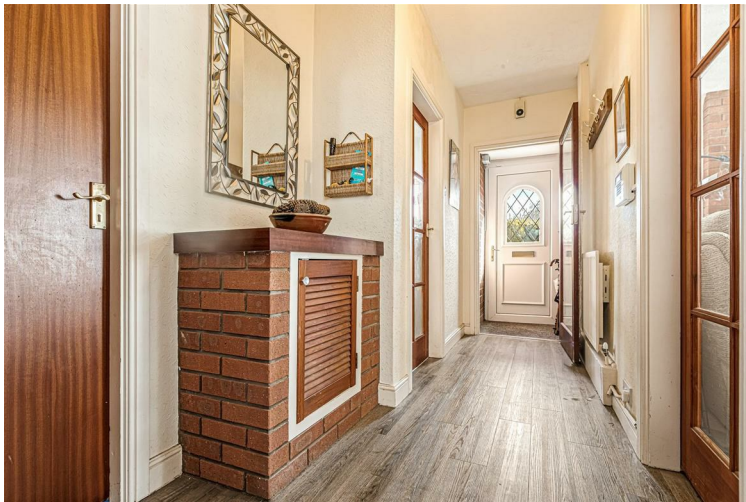
Double glazed front door to side aspect, door into,



### **LOUNGE**

**14'8" x 12'4" (4.49 x 3.78)**

Feature brick wall, coving, two radiators, double glazed bay window to front aspect and double glazed window to side elevation.



### **ENTRANCE HALL**

Built in meter cupboard, alarm panel, access to loft, radiator.



### **DINING KITCHEN**

**19'2" x 8'6" (5.86 x 2.61)**

Fitted units with worktops, sink with drainer, two ring induction hob with extractor, plumbing for washing machine and dishwasher, space for fridge freezer, radiator, part tiled walls, three double glazed windows to side aspect and double glazed door and window to rear elevation onto garden.



**OTHER ASPECT**



**BEDROOM TWO**

**10'8" x 8'11" (3.26 x 2.74)**

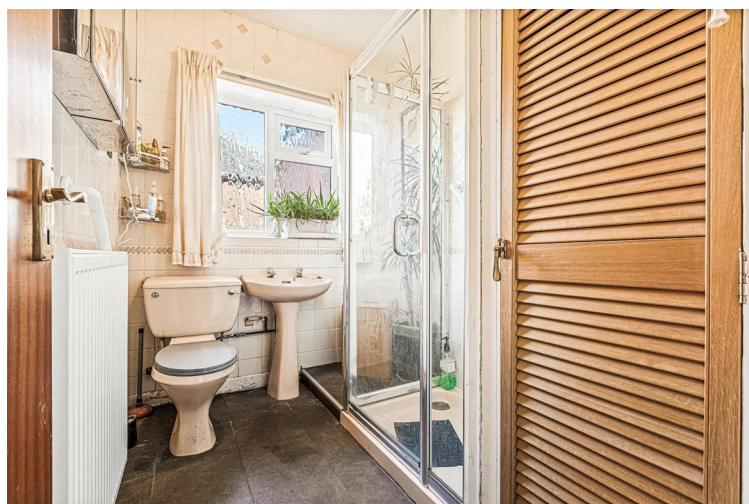
Radiator, double glazed window to rear aspect.



**BEDROOM ONE**

**12'2" x 11'6" (3.71 x 3.51)**

Built in wardrobe with sliding mirrored doors, radiator, double glazed window to front aspect.



**SHOWER ROOM**

**7'8" x 5'10" (2.35 x 1.79)**

Shower cubicle with electric shower, pedestal wash hand basin, low level W/C, extractor, built in cupboard housing tank, tiled walls, radiator, frosted double glazed window to rear aspect.



### OUTSIDE

Good sized rear garden with paved patio area, laid to lawn with mature hedges, bushes and plants, shed, Heat source pump, gate to front aspect and gate to rear aspect leading to driveway located on Mercia Drive.



### DRIVEWAY

Driveway located on Mercia Drive, with gate into the rear garden.

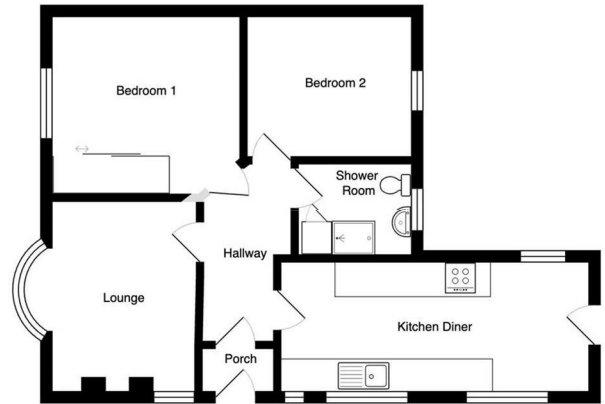


### OTHER ASPECT



### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394



Ground Floor

Total Area: 58.5 m<sup>2</sup> ... 630 ft<sup>2</sup>

All measurements and illustrations are approximate and may not be drawn to scale. This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries. The vendor, agency and supplier will accept no liability for its accuracy.

**GENERAL REMARKS**

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

**MONEY LAUNDERING**

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

**MORTGAGES**

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.  
 Hours of Business:  
 Monday to Friday 9am -5.30pm,  
 Saturday 9am - 4pm,

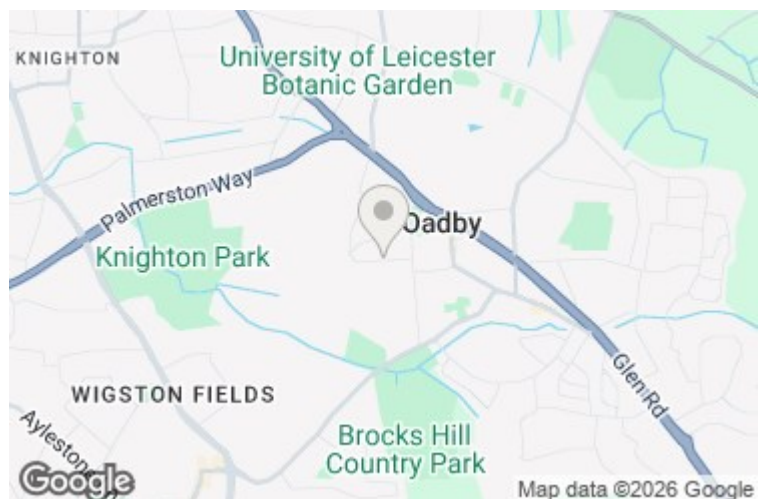
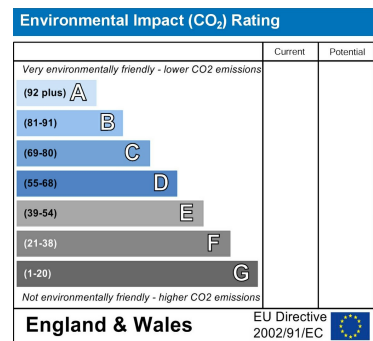
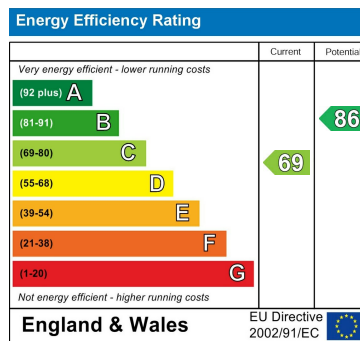
**AML DISCLAIMER**

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale. The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks



# Barkers

Est.1985

**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

