



Prince Drive, Oadby
Leicester, Leicestershire, LE2 4SB



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Chain Free £350,000

Offered with the benefit of No Upward Chain and occupying a prominent and generous plot size, this TWO BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE has flexible accommodation throughout being situated within a quiet and well established residential area close to Oadby Town Centre, Leicester LE2: Newton Fallowell Oadby are pleased to offer For Sale a property offering excellent potential being close to many highly regarded schools, shops and amenities with good road links to Great Glen, Wigston and Leicester City Centre. The accommodation briefly comprises porch and hallway entrance with spacious lounge, fitted kitchen, dining area, two bedrooms, wet room, separate w/c and conservatory. Outside there is a double garage with driveway, the front is nicely presented with mature borders and gate access to the rear having paved patio area and party laid to lawn. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Porch & Hallway

Entrance porch with double doors leading to the inner hallway having carpet flooring, central heating radiator, loft access and doors to all rooms.

Lounge

18'0" x 14'0" into bay (5.50 x 4.27 into bay)

Spacious reception room having central heating radiator, carpet flooring, double glazed bay window to the front aspect and two further windows to the side.

Kitchen

11'11" x 7'1" (3.64 x 2.18)

Fitted kitchen having vinyl flooring, part tiled walls, base and wall fitted storage cupboards with worktops over, gas hob with oven beneath, sink and drainer unit, boiler, plumbing for washing machine, integrated washing machine, fridge, freezer, opening to dining room and double glazed window to the rear aspect.

Dining Room

14'0" x 7'1" (4.27 x 2.18)

Dining area having opening to kitchen, carpet flooring, central heating radiator, storage cupboard, double glazed window to the side aspect and door to conservatory.

Bedroom One

14'9" x 13'11" into bay (4.52 x 4.25 into bay)

Spacious double bedroom having carpet flooring, central heating radiator, fitted wardrobe storage and double glazed bay window to the front aspect.

Bedroom Two

13'11" x 5'11" (4.25 x 1.81)

Double glazed window to the side aspect, carpet flooring and central heating radiator.

Wet Room

8'1" x 7'1" (2.48 x 2.18)

Fitted wet room having low level flush w/c, pedestal wash hand basin, walk in corner shower, tiled walls, airing cupboard storage, extractor fan and double glazed window to the rear aspect.

W/C

Separate from the wet room having low level flush w/c, tiled flooring and double glazed window to the side aspect.

Conservatory

Conservatory room with access from the dining area, double glazed window to the side and rear with door leading into the garden.

Double Garage

Detached double garage with two up and over doors to the front, side door to garden with windows to the rear aspect, lighting, power sockets and two car driveway.

Outside

Low maintenance frontage on a prominent corner plot having mature borders with brick boundary wall and access to the driveway. The side gate leads to a nicely presented low maintenance rear garden, predominantly paved with mature borders and fenced boundaries.

Tenure

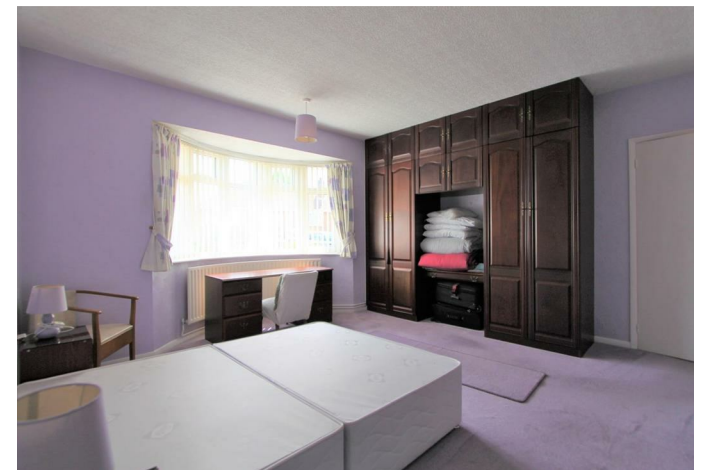
We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

Council Tax Information

Oadby & Wigston Council - Tax Band C. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.



Thinking of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

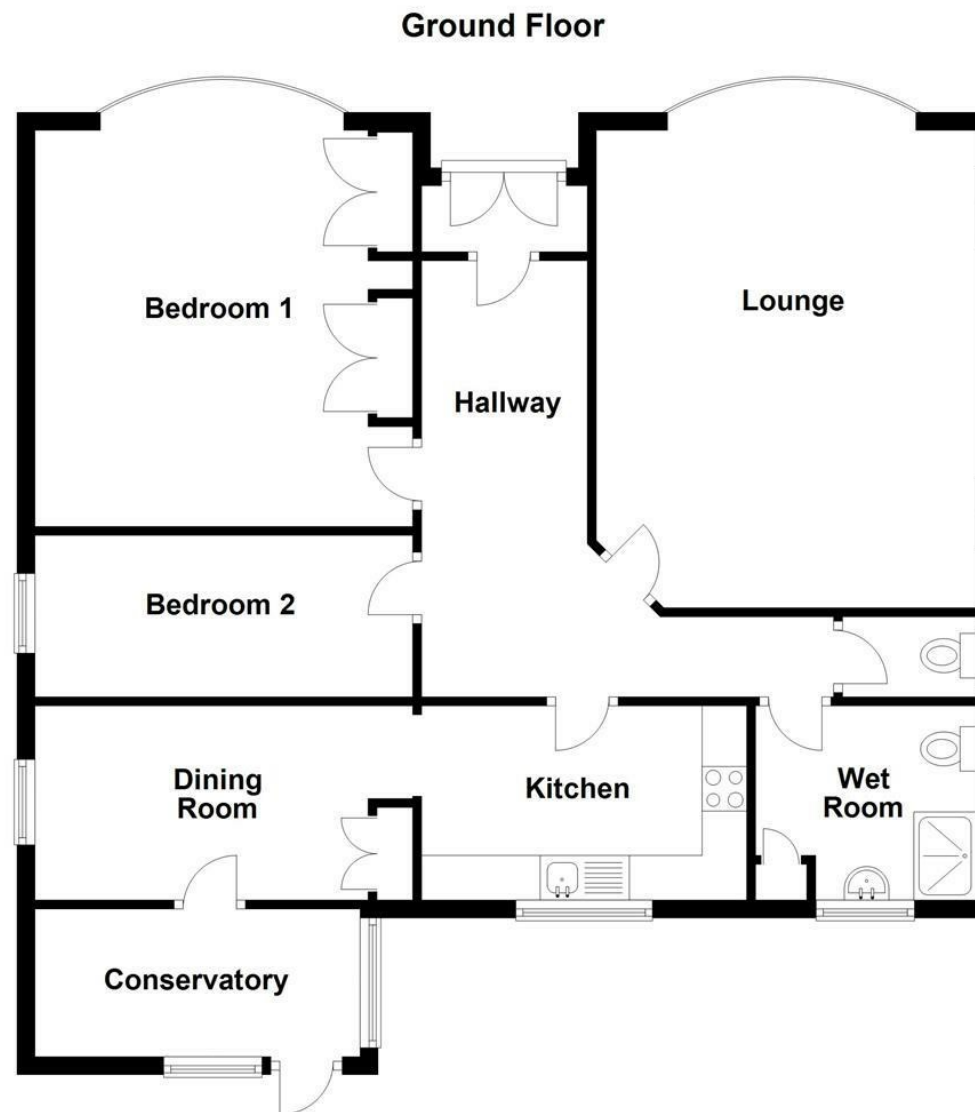
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

