



## Meadowcourt Road, Oadby

offers over £750,000

A traditional dormer style DETACHED BUNGALOW having undergone extensive alterations and REFURBISHMENT with further scope for extension or alteration, subject to relevant planning permissions.





#### **Entrance Porch**

With tiled floor, internal door leading to entrance hall.

#### **Entrance Hall**

27' 3" x 6' 1" (8.31m x 1.85m)

With storage cupboard, wooden floor, tall radiator.

#### **Open Plan Lounge Dining Room**

33' 0" x 15' 8" (10.06m x 4.78m)

Measurement narrowing to 12'. With twin bi-fold doors to the rear elevation, two skylight windows to the rear and side elevations, tiled floor with under floor heating, TV point, built-in shelving.

#### **Kitchen Breakfast Room**

21' 9" x 10' 5" (6.63m x 3.18m)

With three double glazed windows to the front elevation, double glazed door to the side elevation, gas cooker point (space for range style cooker), built-in sink with a range of wall and base units with work surface over, center island/breakfast bar, plumbing for dishwasher, larder unit, part tiled walls, two tall radiators.

#### **Bedroom One**

14' 0" x 12' 8" (4.27m x 3.86m)

Measurement plus wardrobe space. With double glazed bay window to the side elevation, double glazed window to the rear elevation, built-in wardrobes, air conditioning unit, TV point, tall radiator.



### **En-Site Shower Room**

265' 9" x 3' 0" (81.00m x 0.91m)

With double glazed window to the side elevation, shower cubicle with overhead rain forest shower and handheld shower, low-level WC, wash hand basin, tiled floor, part tiled walls.

### **Bedroom Two**

17' 2" x 12' 4" (5.23m x 3.76m)

With double glazed window to the side elevation, double glazed bay window to the side elevation, air conditioning unit, laminate floor, tall radiator.

### **Bedroom Three**

10' 2" x 10' 0" (3.10m x 3.05m)

With double glazed bay window to the side elevation, built-in shelving, air conditioning unit, radiator.

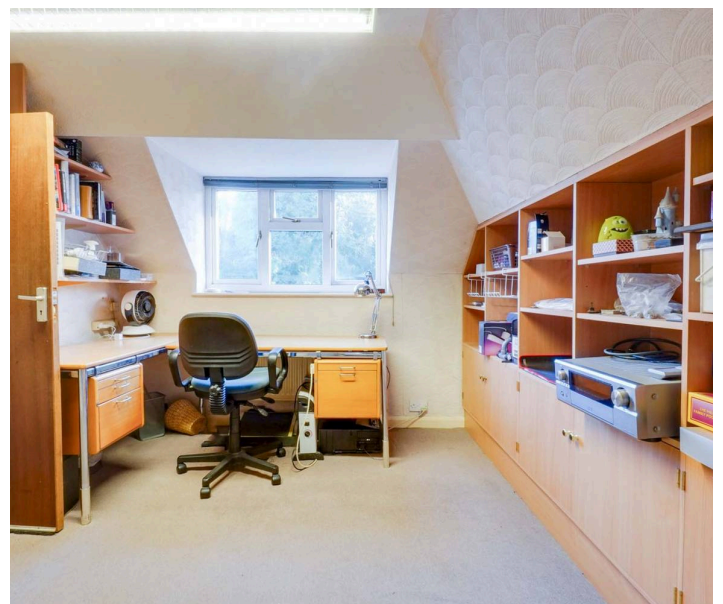
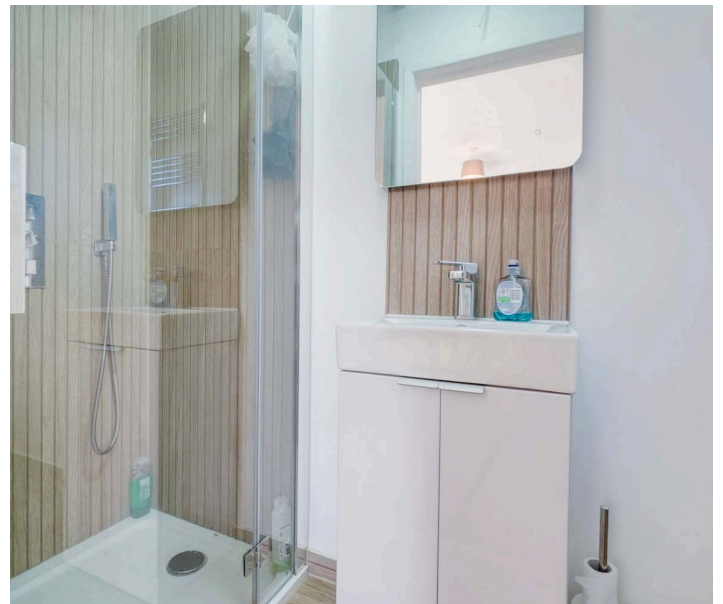
### **Bathroom**

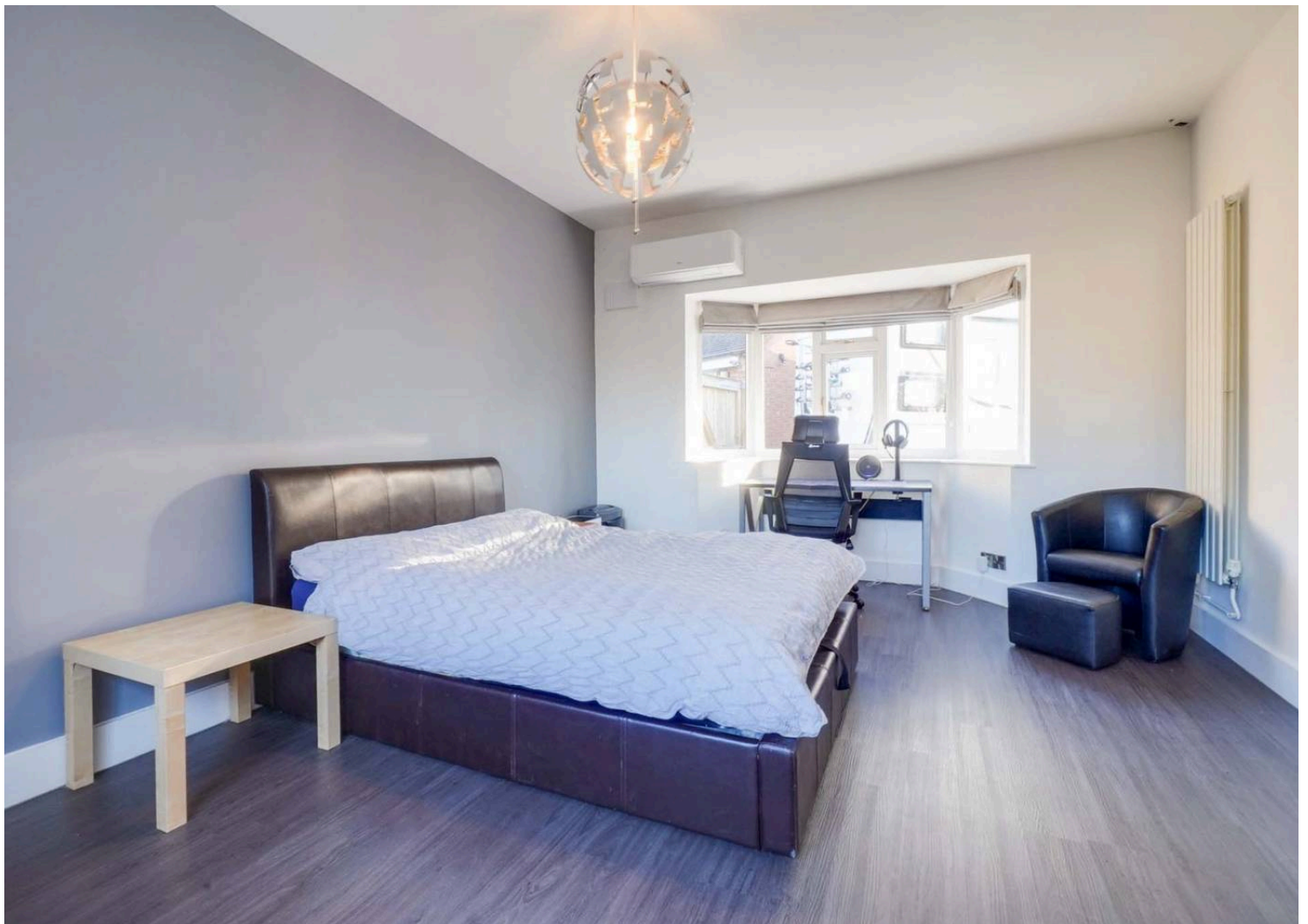
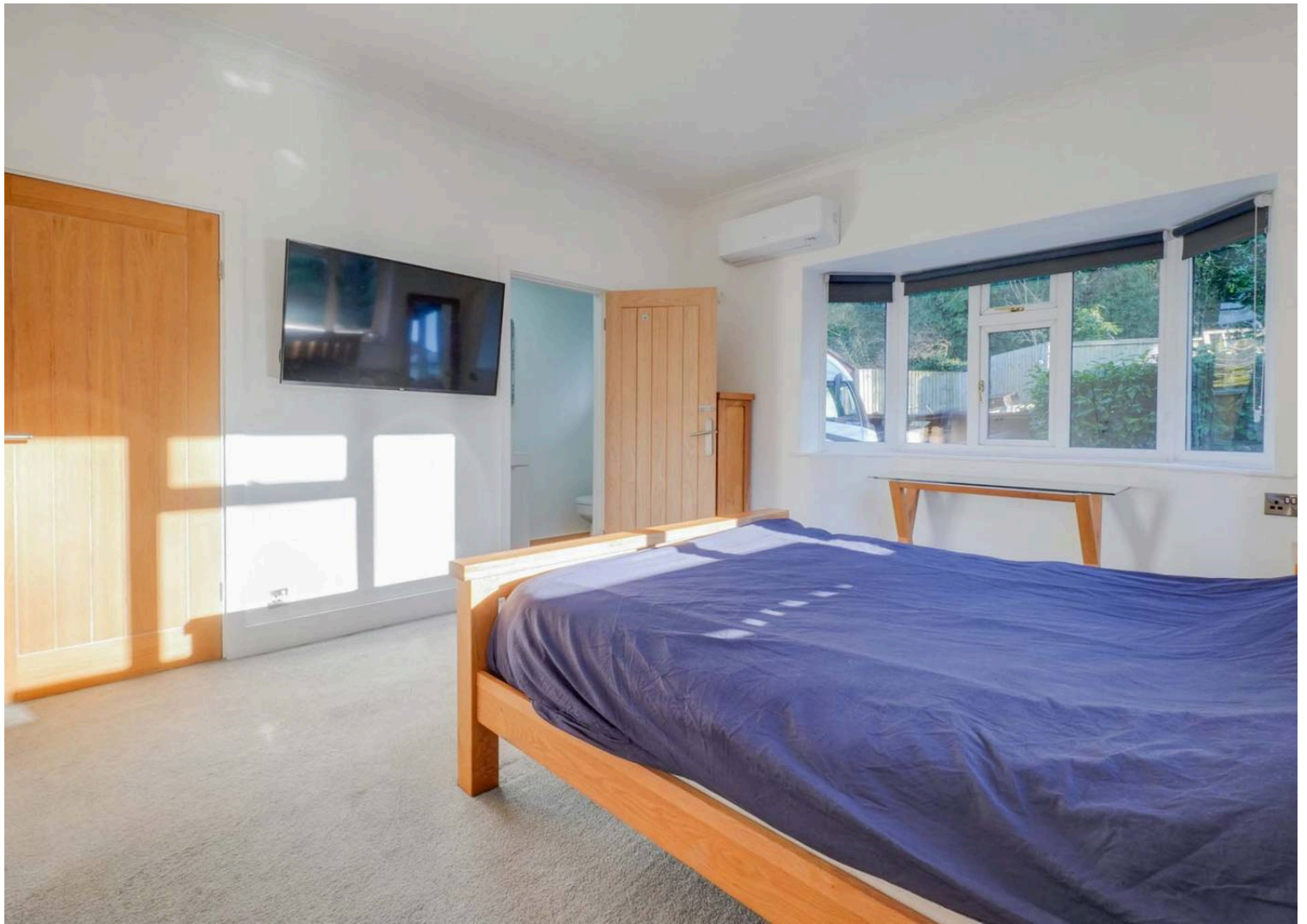
10' 4" x 8' 0" (3.15m x 2.44m)

Measurement narrowing to 7'1". With double glazed window to the side elevation, bath with mixer tap shower attachment and overhead rain forest shower, wash hand basin, low-level WC, extractor fan, part tiled walls, tiled floor, inset ceiling spotlights, heated chrome towel rail.

### **Second Floor**

With access to family room/office.









### **Family Room/Office**

10' 9" x 10' 6" (3.28m x 3.20m)

With double glazed window to the side elevation, air conditioning unit, door to large storage space (providing potential for conversion, subject to relevant building regulations).

### **Bedroom Four**

18' 4" x 9' 6" (5.59m x 2.90m)

With double glazed window to the rear elevation, built-in cupboard, eaves storage cupboard, radiator.

### **Work Shop**

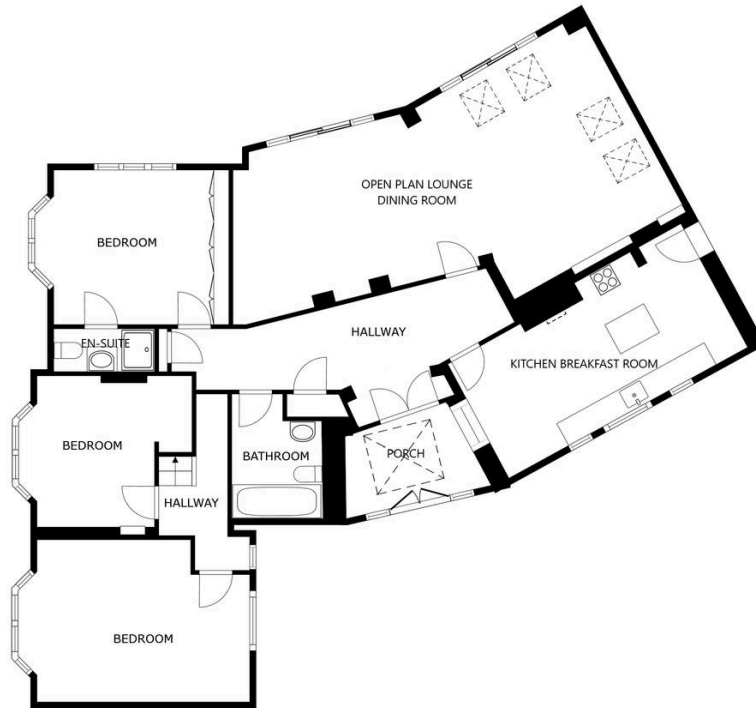
Situated to the rear of the garage. With power and lighting.

### **Front Garden**

Lawn frontage with a generous size tarmac area.

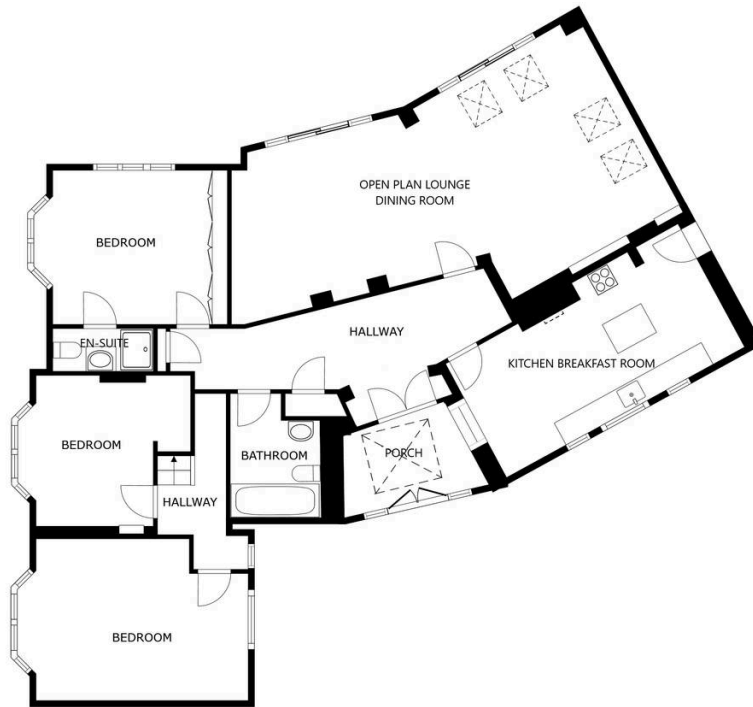
### **Rear Garden**

Extensive established rear garden with paved patio area, wood cladding to the rear and lighting, gazebo with covered tiled seating area, pond, raised flowerbeds and shrubs, further paved area to the side leading to double gated access providing car standing, wood store, side door to garage, lawn areas, mature trees. The current owner pays a peppercorn rent of £120.50 per quarter to Leicestershire County Council for the extra land.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

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