

## The Yews, Oadby

In Excess of £650,000

Located on the regarded Yews development, this detached property sits within ATTRACTIVE and established GARDENS with a deep frontage. Benefitting from THREE RECEPTION ROOMS and FOUR BEDROOMS.







#### **Entrance Hall**

With door and window to the front elevation, stairs to first floor, under stairs seating area, radiator.

#### **Ground Floor WC**

8' 0" x 4' 5" (2.44m x 1.35m)

With built-in cupboard, pedestal wash hand basin, low-level WC, radiator.

#### **Study**

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

With secondary double glazed window to the front elevation, radiator.

#### **Sitting Room**

16' 2" x 13' 3" (4.93m x 4.04m)

With secondary double glazed bay window to the front elevation, fireplace with surround, TV point, radiator, open aspect to dining room.

#### **Dining Room**

10' 10" x 10' 3" (3.30m x 3.12m)

With patio doors to the rear garden, radiator.

#### **Kitchen Breakfast**

19' 7" x 11' 10" (5.97m x 3.61m)

With two secondary double glazed windows to the rear elevation, door to the side elevation, stainless steel sink and drainer unit, wall and base units with work surface over, built-in double oven and gas hob, plumbing for washing machine, tiled floor.





### **First Floor Landing**

With loft access having pull down ladder, airing cupboard.

### **Bedroom One**

15' 5" x 11' 3" (4.70m x 3.43m)

With secondary double glazed window to the front elevation, radiator.

### **En-Suite Shower Room**

8' 3" x 8' 1" (2.51m x 2.46m)

Measurement narrowing to 5'5". With secondary double glazed window to the rear elevation, shower cubicle, pedestal wash hand basin, low-level WC, tiled walls, radiator.

### **Bedroom Two**

13' 0" x 11' 5" (3.96m x 3.48m)

With two secondary double glazed windows to the front elevation, fitted wardrobes, radiator.

### **Bedroom Three**

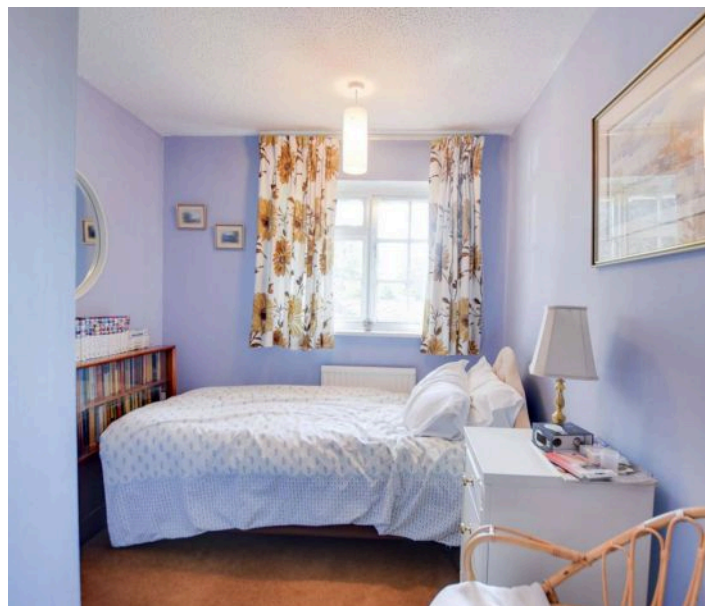
13' 3" x 10' 5" (4.04m x 3.18m)

With secondary double glazed window to the rear elevation, fitted wardrobes, radiator.

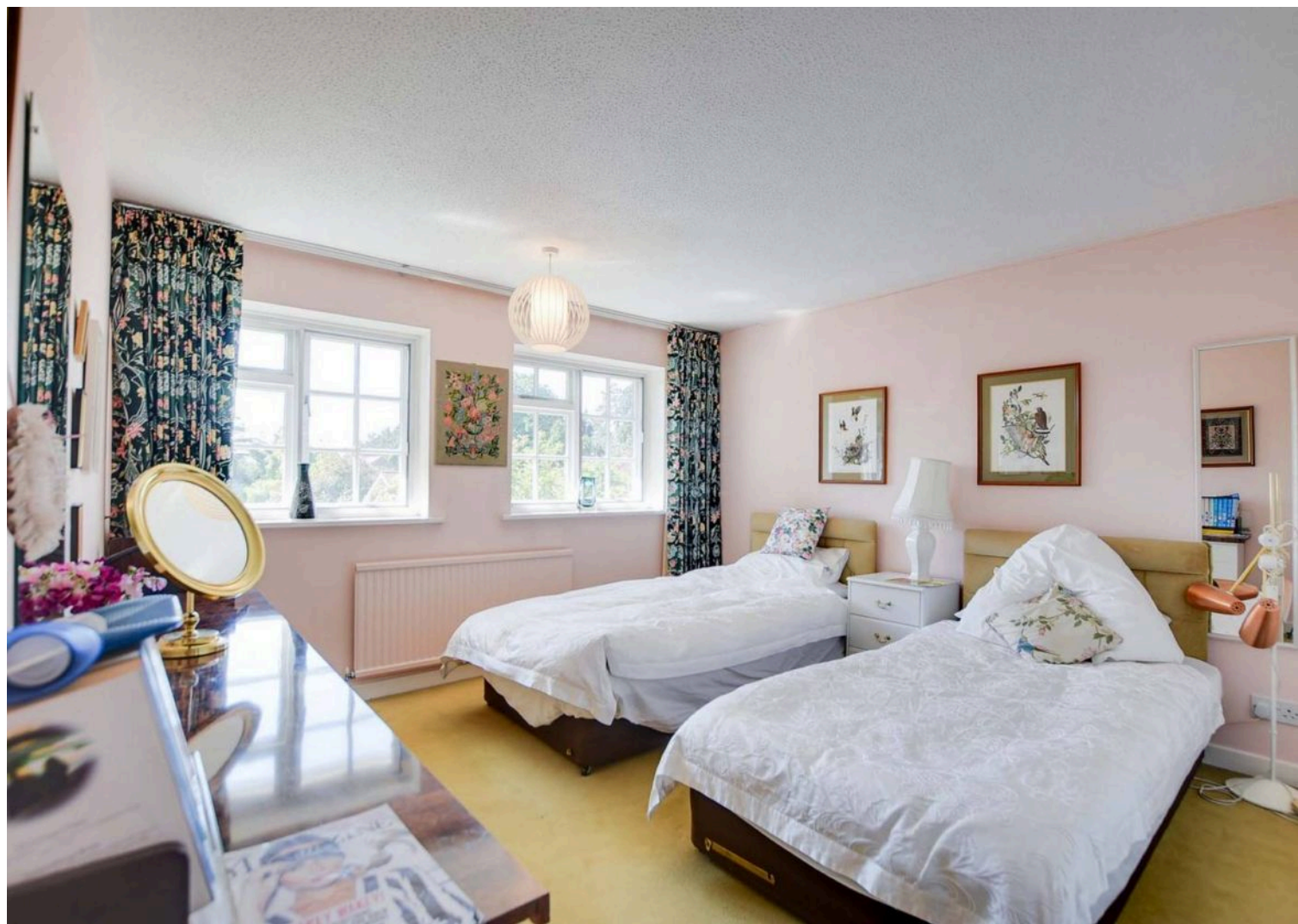
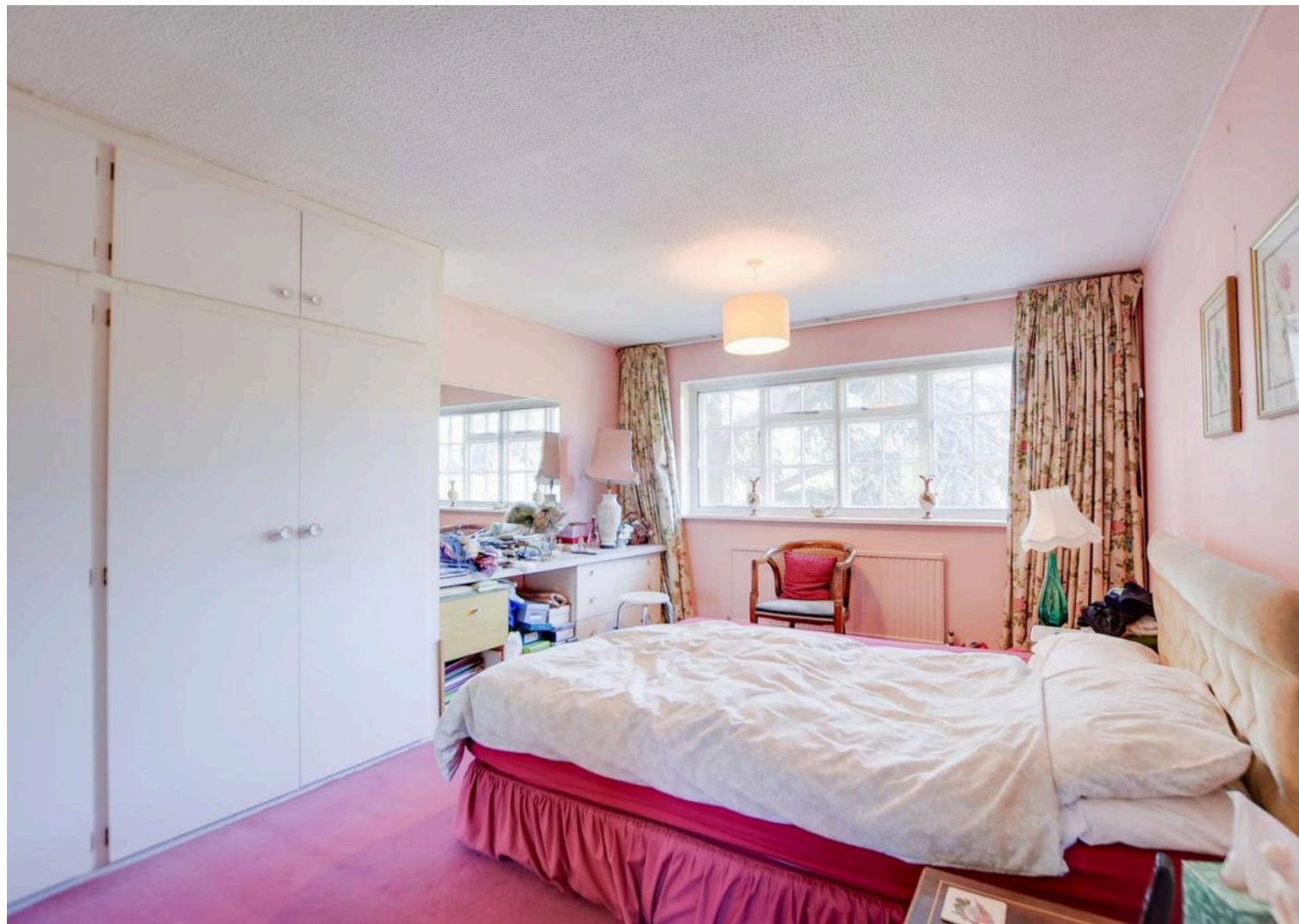
### **Bedroom Four**

10' 4" x 7' 10" (3.15m x 2.39m)

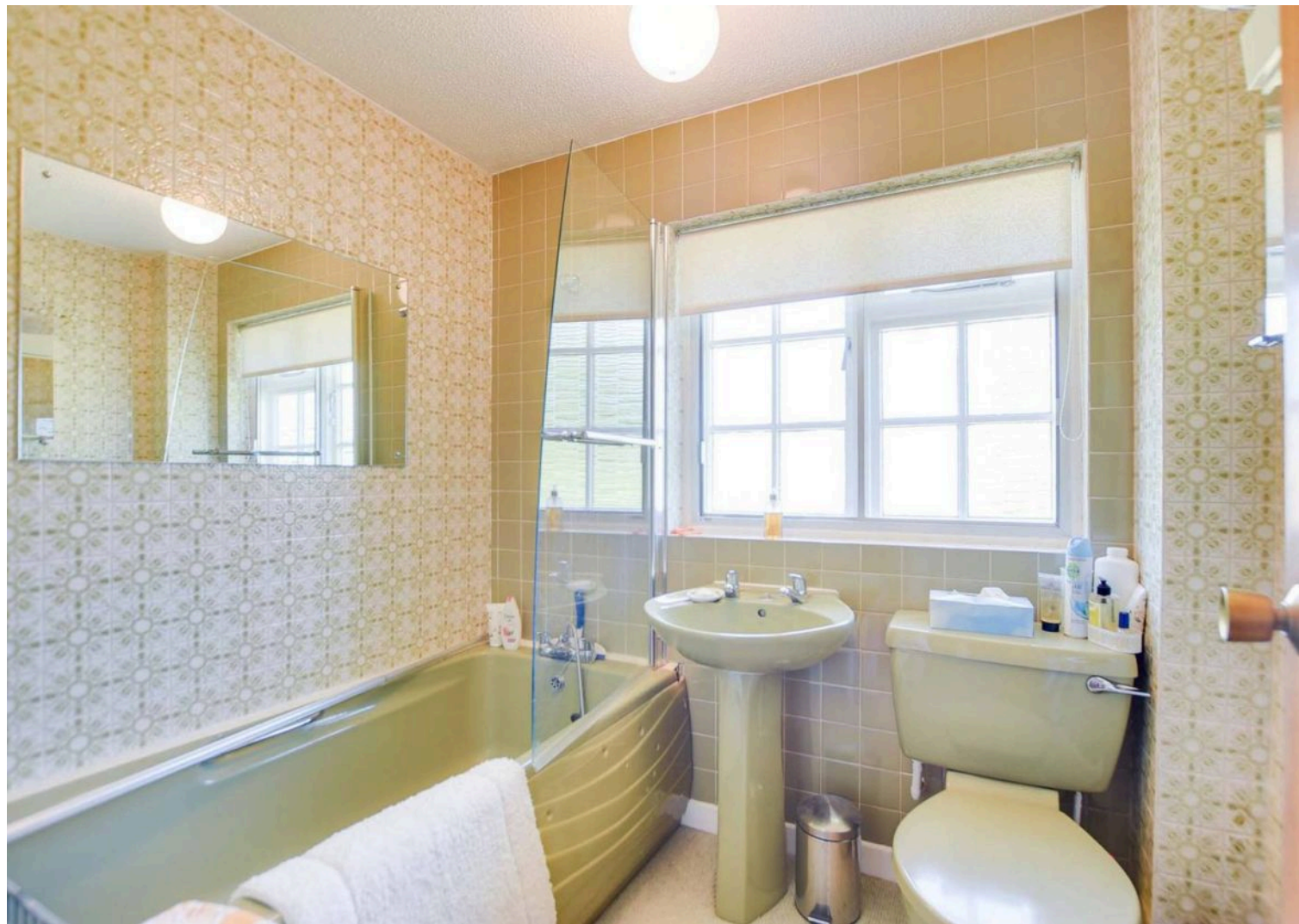
With secondary double glazed window to the front elevation, airing cupboard providing storage space, radiator.















### **Bathroom**

7' 2" x 5' 7" (2.18m x 1.70m)

With secondary double glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, low-level WC, tiled walls, radiator.

### **Front Garden**

A deep frontage with mature tree, gravelled driveway, lawn, shrubs to borders.

### **Rear Garden**

A particular feature to the home is a well stocked and established mature rear garden with a private aspect, paved patio, lawn, flowerbeds and shrubs, trees, hedging and fencing to perimeter, gate to side access, rear door to garage, outside lighting.

### **Driveway**

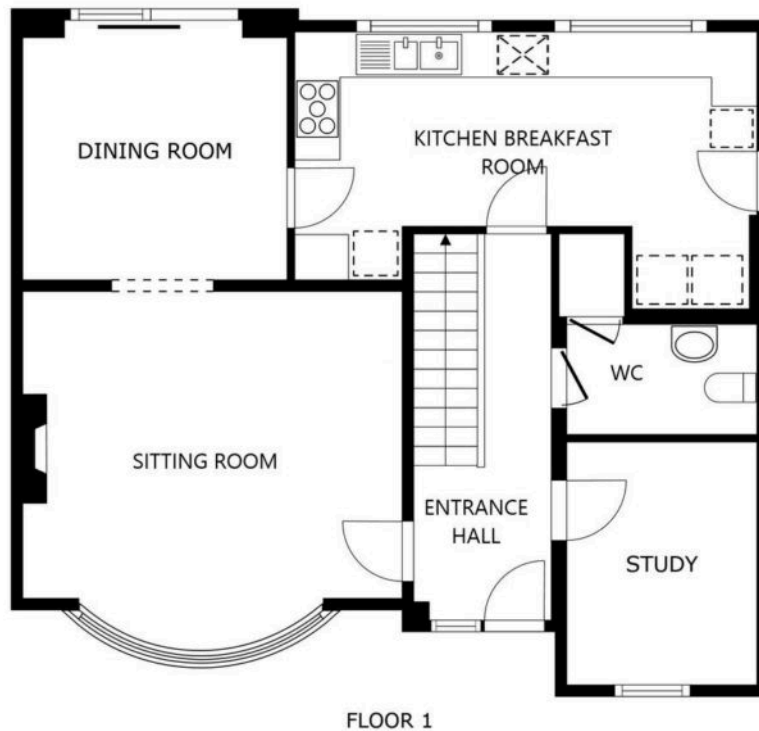
Gravelled driveway.

### **Double Garage**

Measuring 19' x 15'. With electric roll up door to the front elevation, power and lighting.

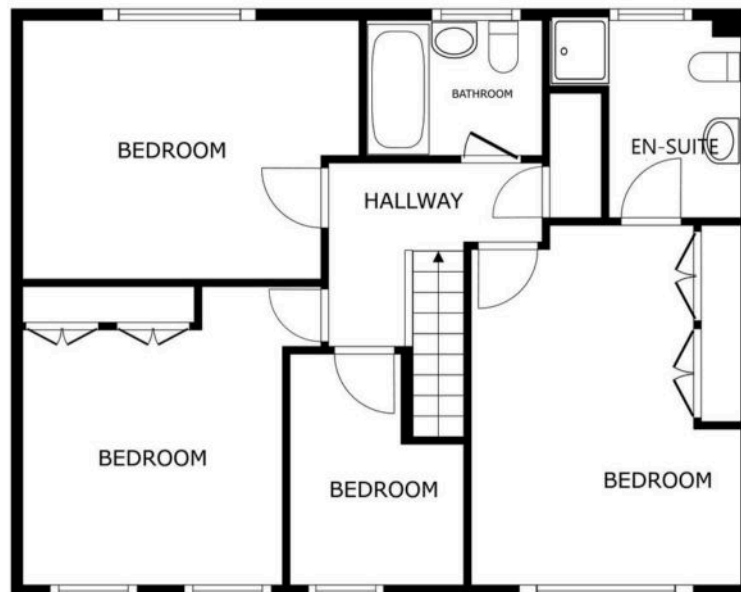
### **Tree Preservation Order**

The tree in front garden has preservation order on it (TPO). Prospective buyers are advised to make their own enquiries to confirm any restrictions or required permissions.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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: C

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