

## Belvoir Close Oadby Leicester



**£225,000 (No Chain)**

Situated in a sought after cul-de-sac location on the popular Oadby Grange Estate, this larger than average extended detached bungalow occupies a good size plot and provides spacious accommodation to include a good size through lounge/dining room, fitted kitchen/breakfast room, two double bedrooms, living room also has patio doors opening up onto a feature courtyard style side garden. The bungalow is available with No Chain and is ideally placed for access to day-to-day amenities in nearby Oadby Town Centre where there are also regular bus routes running to and from Leicester City Centre. Popular local schooling and further leisure/recreational facilities are also within easy reach. Early viewing is highly recommended to appreciate the spacious accommodation.



**Gas Central Heating, Double Glazing, Entrance Porch**

**Entrance Hall, Extended Cloakroom**

**Through Lounge/Dining Room, Kitchen/Breakfast Room**

**Two Double Bedrooms, Family Bathroom**

**Courtyard Side Garden, Rear Garden, Driveway, Double Garage**

### **Entrance Porch**

With tiled flooring, door to

### **Entrance Hall**

With double glazed window to the side elevation, cupboard housing boiler, cloaks cupboard and meters, loft access with pull-down ladder, radiator.

### **Extended Cloakroom/Laundry Room 8' x 7'9"**

With double glazed window to the side elevation, low-level WC, wash-hand basin, work surfaces, radiator.

### **Through Lounge/Dining Room 19'2" x 13'7"**

With double glazed window to the side elevation, patio doors to side elevation and double glazed window to the front elevation, angled wood paneled ceiling, living flame effect gas fire with brick surround, TV point, two radiators.

### **Kitchen/Breakfast Room 11'4" x 10'4"**

With double glazed door and window to the side elevation, sink and drainer unit with a range of wall and base units with work surfaces over, built-in double oven and gas hob with filter hood over, plumbing for washing machine, radiator.

### **Bedroom One 13'9" x 13'8"**

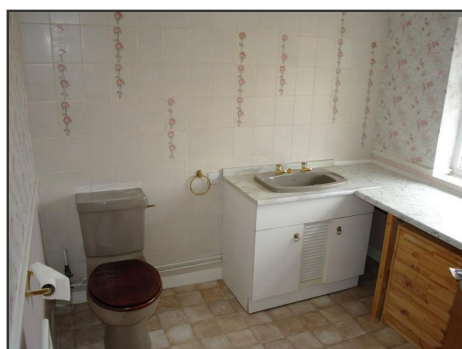
With double glazed windows to the front elevation, fitted wardrobes with box cupboards over, dressing table, radiator.

### **Bedroom Two 12' x 10'5"**

With double glazed window to the front elevation, built-in double wardrobe, radiator.

### **Bathroom**

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



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72 Queens Road  
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Oak  
Leicester  
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### **Front Garden**

Ample driveway leading to

### **Double Garage**

With electric up-and-over door to the front elevation, power and lighting.

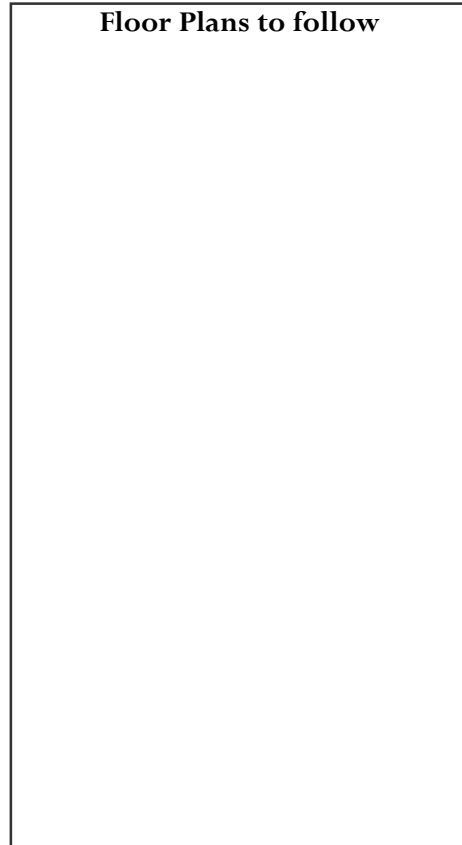
### **Rear Garden**

With paved area leading to mainly lawned rear garden with hedging to rear, door to garage, side access.

**VALUATIONS: If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.**



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**Directions**

The property can be approached by leaving our Oadby Office and taking a right hand turn onto The Parade, at the traffic lights take a right hand turn onto the A6, continue along the A6 passing by Sainsbury's supermarket, take a left hand turn onto Hunters Way, then left onto Quorn Avenue, at the bottom of Quorn Avenue take a left hand turn onto Belvoir Close where the property can be found at the head of the cul-de-sac on the left hand side identified by our 'For Sale' board.

**Viewing: Strictly through **Knightsbridge Estate Agents & Valuers.** Tel 0116 271 3333.**

**IMPORTANT NOTE**

**TO COMPLY WITH THE PROPERTY MISDESCRIPTIONS ACT WE MUST INFORM ALL PROSPECTIVE PURCHASERS THAT THE MEASUREMENTS ARE TAKEN BY AN ELECTRONIC TAPE AND ARE PROVIDED AS A GUIDE ONLY AND THEY SHOULD NOT BE USED AS ACCURATE MEASUREMENTS. WE HAVE NOT TESTED ANY MAINS SERVICES, GAS OR ELECTRIC APPLIANCES OR FIXTURES AND FITTINGS MENTIONED IN THESE DETAILS, THEREFORE, PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES BEFORE COMMITTING TO PURCHASE.**



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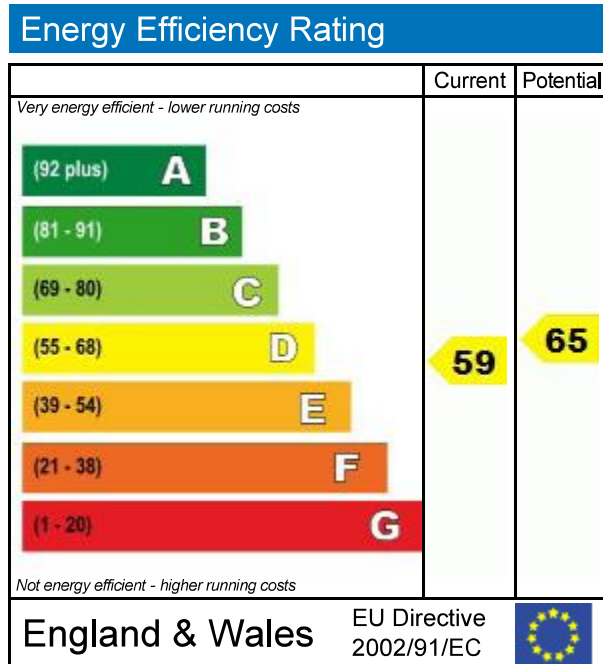
# Energy Performance Certificate



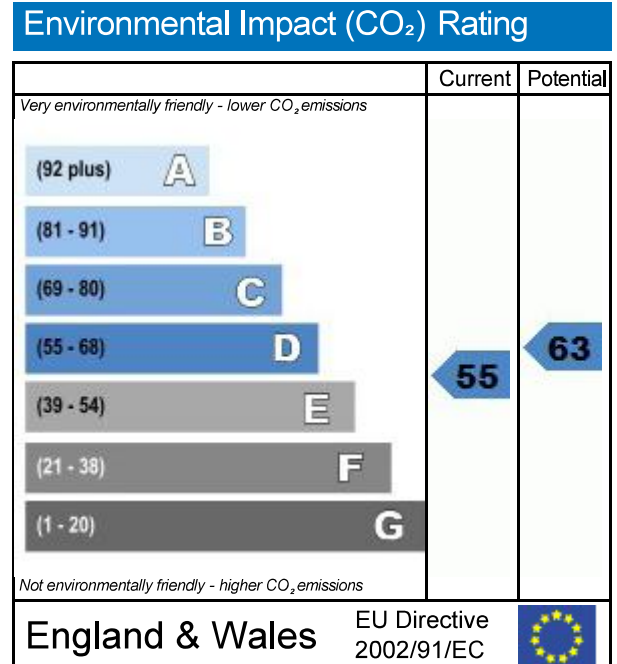
7, Belvoir Close  
Oadby  
LEICESTER  
LE2 4SG

Dwelling type: Detached bungalow  
Date of assessment: 29 February 2012  
Date of certificate: 29 February 2012  
Reference number: 0697-2851-6520-9822-3005  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 96 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	256 kWh/m <sup>2</sup> per year	213 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.7 tonnes per year	4.0 tonnes per year
Lighting	£94 per year	£51 per year
Heating	£777 per year	£672 per year
Hot water	£85 per year	£85 per year

### You could save up to £147 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.