FOR SALE



COLNE CLOSE
OADBY
LEICESTER
LE2 4GA

£499,950





FEATURES

- Ideal family home
- Detached House
- 4 Bedrooms inc ensuite
- Sought after location
- Lovely condition throughout
- Open plan lounge / diner / kitchen
- Living Room
- Family bathroom + downstairs WC
- Driveway to front
- Good sized rear garden

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SETHS

4 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY
Laminate flooring, radiator, access to downstairs WC, staircase leading to first floor

LOUNGE / DINER
25'11" x 10'5"
Carpeted, x3 radiators, uPVC double glazed box window, uPVC double glazed sliding doors leading to rear garden

KITCHEN
11'7" x 10'2"
Wall and base units with worktops over, 5 ring gas hob with extractor hood, sink with mixer tap and drainer, built-in double oven, built-in fridge/freezer, built-in dishwasher, plumbing for washing machine, space for dryer, breakfast bar, laminate flooring, radiator, x2 uPVC double glazed windows

LIVING ROOM
15'2" x 10'5"
Carpeted, radiator, uPVC double glazed window

DOWNSTAIRS WC
WC, wash hand basin with mixer tap and vanity units, splashback tiles, towel radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1
15'9" x 9'3"
Carpeted, radiator, built-in wardrobes, uPVC double glazed window, ensuite

ENSUITE
WC, wash hand basin with mixer tap and vanity units, splashback tiles, walk-in shower cubicle with mixer valve, vinyl flooring, partly tiled walls, towel radiator, x2 uPVC double glazed window

BEDROOM 2
10'6" x 9'5"
Carpeted, radiator, built-in wardrobes, uPVC double glazed window

BEDROOM 3
10'6" x 9'4"
Carpeted, radiator, built-in wardrobes, uPVC double glazed window

BEDROOM 4
7'8" x 6'8"
Carpeted, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with vanity units, 'p-shaped' bathtub with shower overhead, vinyl flooring, partly cladded walls, towel radiator, extractor fan, uPVC double glazed window

OUTSIDE
Low maintenance frontage with a gravelled driveway. To the rear of the property is a good sized garden mainly laid to lawn with wooden fence surrounds, There is the added benefit of a slabbed patio area ideal for outdoor dining,

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: E
Council Tax Rate: £3,090.70
Mains Gas: Yes
Mains Electricity: Yes

Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

















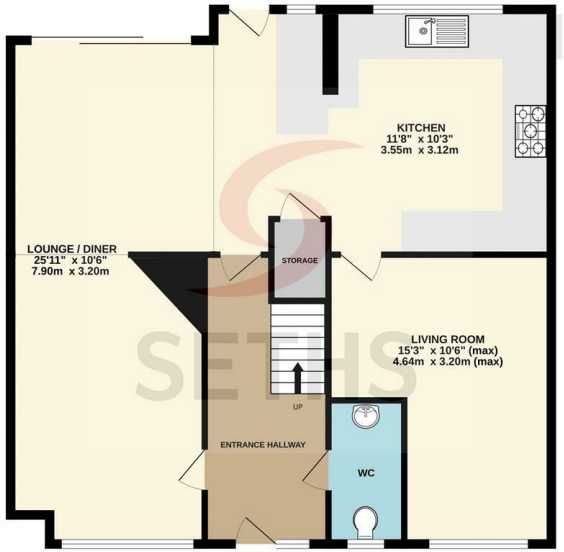




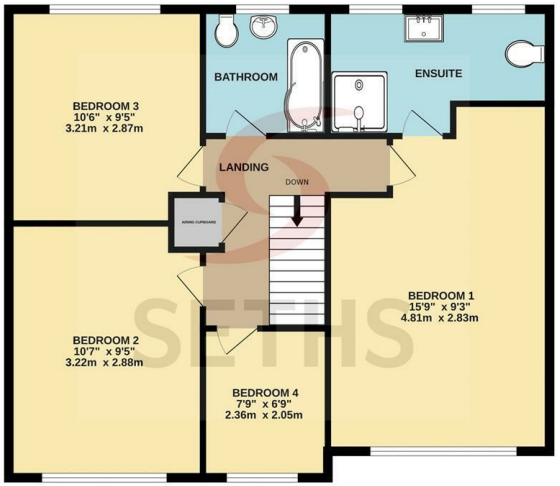




GROUND FLOOR



1ST FLOOR



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Council Tax Band

E



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS