

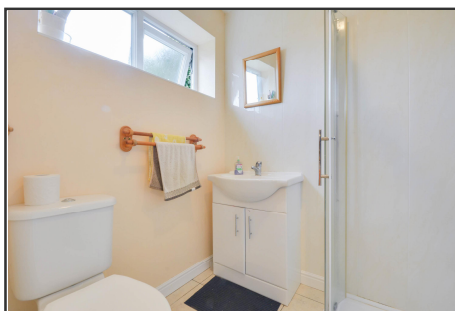
Prince Drive Oadby Leicester LE2 4SB



Offers in Excess of £270,000

Knightsbridge Estate Agents & Valuers are proud to present this three bedroom link-detached property located within the highly desirable area of Oadby. The property provides modern accommodation over two floors to include a large entrance hall, ground floor shower room, large lounge diner, stylish fitted kitchen, first floor with three generous size bedrooms, family bathroom, and separate WC. Outside enjoys a frontage with driveway providing off road parking, garage and a good size private enclosed rear garden providing potential for extension, subject to necessary planning consent. Internal viewing comes with the agents highest recommendation to fully appreciate the accommodation and location on offer.

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 two mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.



Gas Central Heating, uPVC Double Glazing
Entrance Hall, Ground Floor Shower Room
Large Through Lounge Diner, Stylish Fitted Kitchen
First Floor with Three Bedrooms, Family Bathroom & WC
Frontage with Off Road Parking, Garage, Private Enclosed Rear Garden

Entrance Hall 12'3" x 6'7"

With windows and door to the front elevation, stairs to first floor, under stairs storage cupboard.

Ground Floor Shower Room 6'8" x 6'1"

With window to the front elevation, comprising: corner shower cubicle, vanity wash hand basin with storage cupboard, low level WC.

Large Lounge Diner 21'8" x 11'11"

With windows to the front and rear elevations, wooden floor, electric fire, radiator.

Stylish Fitted Kitchen 13'11" x 10'2"

With window to the rear elevation overlooking rear garden, door to rear garden, kitchen comprises: stainless steel sink and drainer unit, a range of wall and base units with worksurfaces over, part tiled walls, plumbing for appliance, space for fridge freezer, pantry cupboard/store.

First Floor

With access to the following rooms:

Bedroom One 12'1" x 11'

Large double bedroom with window to the front elevation, wooden floorboards, radiator.

Bedroom Two 12'2" x 10'

Second double bedroom with window to the rear elevation overlooking rear garden, radiator.



Bedroom Three 11' x 6'3"

With windows to the front elevation, a larger than average single bedroom providing ideal study, radiator.

Family Bathroom 8'11" x 8'

With window to the rear elevation, comprising: bath with overhead shower, vanity wash hand basin with storage cupboard below, heated towel rail/radiator.

Separate WC 5'11" x 4'10"

With window to the side elevation, low level WC, tiled floor.

Frontage

A small front garden with driveway providing off road parking, access to

Garage

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

Rear Garden

A well maintained private enclosed rear garden with lawn area, patio area, fencing to perimeter, gate to 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.

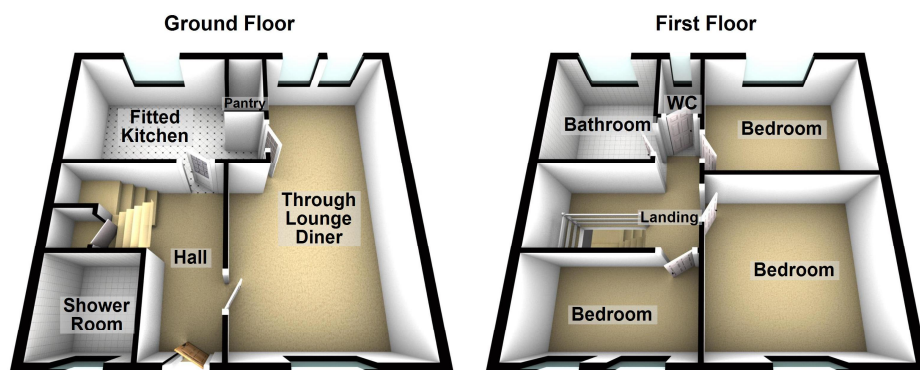


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Energy Efficiency Rating	Environmental Impact Rating (CO2)
Current Rating – C 72	Current Rating – C 69
Potential Rating – B 84	Potential Rating – B 82



Important Note:

The floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should **NOT** be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

IMPORTANT NOTE

'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. INTENDING PURCHASERS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE TO THE CORRECTNESS OF THE STATEMENTS CONTAINED IN THESE PARTICULARS. KNIGHTSBRIDGE ESTATE AGENTS & VALUERS (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'



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