



Severn Road, Oadby
Leicester, Leicestershire, LE2 4FY



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Chain Free £360,000

Offered with No Onward Chain, this spacious and sizeable THREE BEDROOM DETACHED BUNGALOW is located close to Oadby Town Centre, Leicester LE2 and is situated directly opposite Manor High School: Newton Fallowell Oadby are pleased to offer For Sale this deceptively spacious property, in need of slight modernisation, and being close to local shops and amenities with excellent road links to Great Glen, Wigston and Leicester City Centre. The accommodation briefly comprises porch and hallway entrance with W/C, lounge/diner, fitted kitchen, three bedrooms, bathroom and conservatory. Outside there are two single detached garages, a low maintenance frontage with three car driveway and a nicely presented rear garden with patio space. Call Newton Fallowell Oadby for FREE No Sale No Fee sales Valuations.

Accommodation

Hallway

Porch and hallway entrance having sliding upvc doors to the front aspect, inner doorway to hall having carpet flooring, warm air heating.



W/C

Low level flush w/c, pedestal wash hand basin with tiled splashback, carpet flooring, warm air heating and double glazed window to the side aspect.

Lounge/Diner

18'10" x 12'0" (5.76 x 3.68)

Spacious lounge with dining space having carpet flooring, warm air heating, fireplace with stone surround, double glazed window to the front aspect.

Kitchen

11'11" x 10'7" (3.64 x 3.23)

Fitted kitchen having wall and floor mounted cupboards with worktops over, vinyl flooring, part tiled walls, sink and drainer unit, gas hob with oven beneath and extractor hood over, plumbing for washing machine, space for freestanding fridge/freezer, warm air heating, double glazed window and door to the side porch.

Inner Hallway

Doors to all bedrooms and bathroom, carpet flooring, loft access, store cupboard and additional boiler cupboard.

Bedroom One

11'11" x 11'10" (3.64 x 3.62)

Double bedroom having fitted wardrobe storage, carpet flooring, warm air heating and double glazed window to the rear aspect.

Bedroom Two

12'0" x 10'9" (3.66 x 3.30)

Double bedroom having built in wardrobe storage, warm air heating, carpet flooring, double glazed window to the side aspect and sliding doors into the conservatory.

Bedroom Three

9'2" x 8'4" (2.80 x 2.56)

Third bedroom having double glazed window to the side aspect, carpet flooring, warm air heating, fitted wardrobe storage.

Bathroom

Fitted bathroom having bath with shower over, low level flush w/c, pedestal wash hand basin, carpet flooring, part tiled walls, warm air heating, double glazed window to the side aspect.

Conservatory

9'2" x 7'3" (2.81 x 2.22)

Double glazed upvc windows to all sides with door leading into the garden, tiled flooring.

Garages

Two detached single garages having up and over doors, lighting and power sockets.

Outside

Low maintenance frontage with driveway for around three cars, mature shrub borders and gate to the side. The rear garden is well presented, primarily laid to lawn with patio area, mature shrub borders and fence boundaries.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

Council Tax Information

Oadby & Wigston Council - Tax Band D. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.



Thinking of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Notes

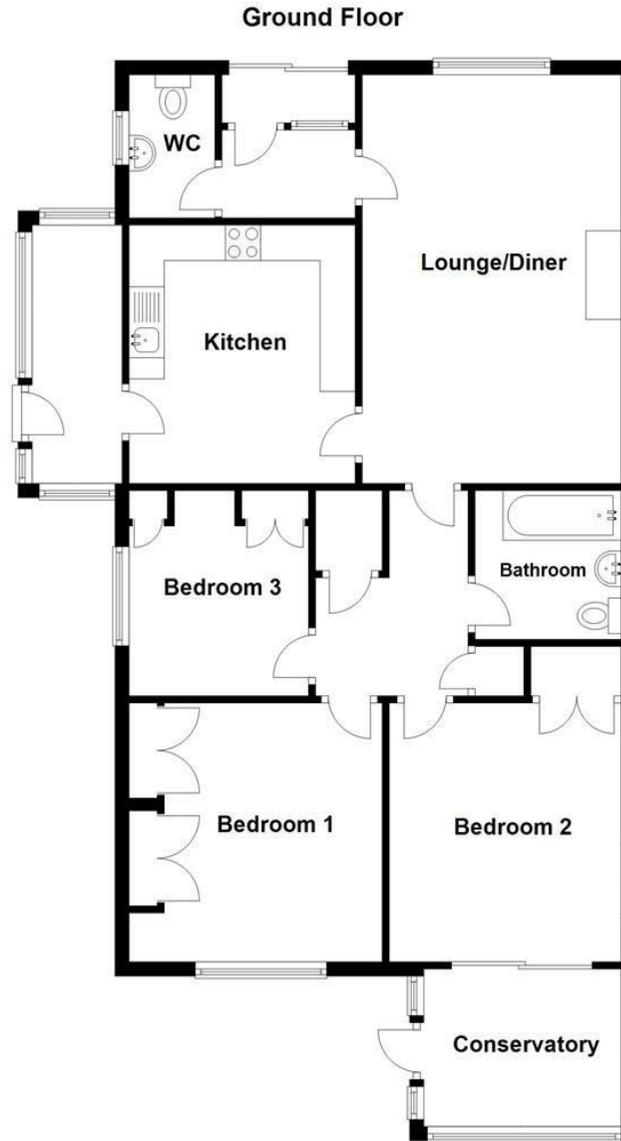
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

