



The Morwoods, Oadby
Leicester, Leicestershire, LE2 5ED



The Morwoods, Oadby Leicester, Leicestershire, LE2 5ED £375,000

Occupying a generous plot this THREE BEDROOM DETACHED FAMILY HOME offers scope and potential to extend (STPP), being located along a quiet cul-de-sac within walking distance of Oadby Town Centre, Leicester LE2: Newton Fallowell Oadby are pleased to offer For Sale this well presented and nicely proportioned property being close to many well regarded schools and having excellent road links to Wigston, Great Glen and Leicester City Centre. The accommodation briefly comprises hallway entrance with cloakroom W/C, 'L' shaped lounge/diner, fitted kitchen and utility. The first floor has three good sized bedrooms with a family bathroom. Outside there is a front driveway leading to single garage, the rear garden is superbly presented having a private feel with patio area and side paved courtyard.

Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Hallway

Entrance hall having hardwood flooring, central heating radiator, stairs to first floor, double glazed window to the front aspect and doors to all rooms.

Cloakroom W/C

Ground floor cloakroom having low level flush w/c, bowl wash hand basin with tiled splashback, vinyl flooring, double glazed window to the front aspect.

Lounge/Diner

19'1" x 19'1" max (5.82 x 5.82 max)

Spacious and light 'L' shaped lounge and dining space having laminate flooring, two central heating radiators, gas fireplace, french doors to the rear garden, double glazed windows to the side and rear aspects.

Kitchen

11'8" x 9'4" (3.58 x 2.87)

Fitted kitchen having wall and floor mounted cupboards with worktops over, space for range gas cooker with extractor hood over, ceramic sink and drainer, plumbing for dishwasher or washing machine, pantry storage, ceramic tiled flooring and part tiled walls, double glazed window to the side aspect.

Utility

8'11" x 5'6" (2.72 x 1.68)

Utility space having combi boiler, space for freestanding fridge/freezer, plumbing for washing machine and dryer, doors to the garage, frontage and side courtyard.

First Floor Landing

Landing area having carpet flooring, airing cupboard storage, loft access, double glazed window to the side aspect and doors to all rooms.

Bedroom One

11'6" x 10'4" (3.53 x 3.15)

Double bedroom having built in wardrobe, carpet flooring, central heating radiator and double glazed window to the front aspect.

Bedroom Two

11'5" x 10'4" (3.48 x 3.15)

Double bedroom having central heating radiator, carpet flooring, built in wardrobe and double glazed window to the rear aspect.

Bedroom Three

9'10" x 8'5" (3.00 x 2.57)

Third bedroom having built in wardrobe storage, carpet flooring, central heating radiator and double glazed window to the rear aspect.

Bathroom

Fitted suite comprising bath with shower over and glass screen, vanity wash hand basin, low level flush w/c, heated towel rail, vinyl flooring, fully tiled walls, double glazed window to the side aspect.

Garage

20'4" x 8'11" (6.20 x 2.74)

Up and over door to the front aspect, window to the side and door into the utility, lighting and power sockets.

Outside

Spacious frontage having driveway for approx. four cars, lawn with mature borders and side gate access. The rear garden is delightfully presented, primarily laid to lawn, fence boundaries, paved patio area and side courtyard, there is an outside electric socket and two water taps.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

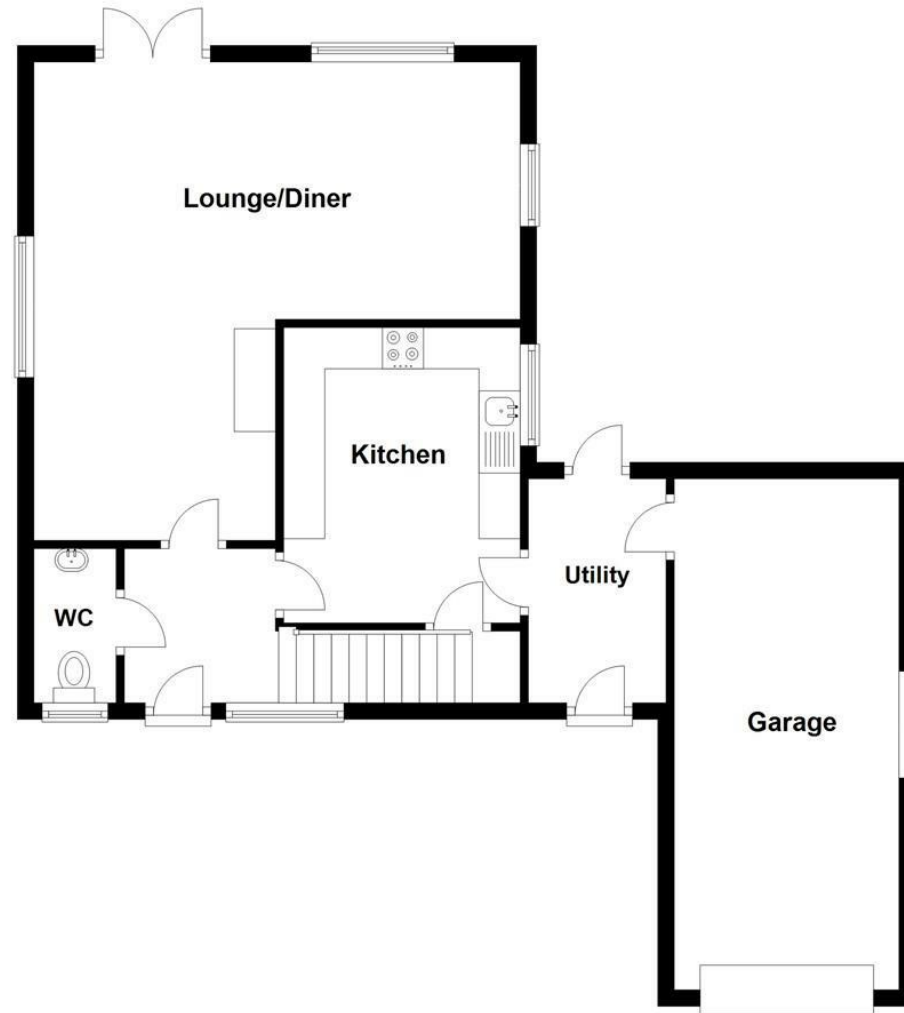




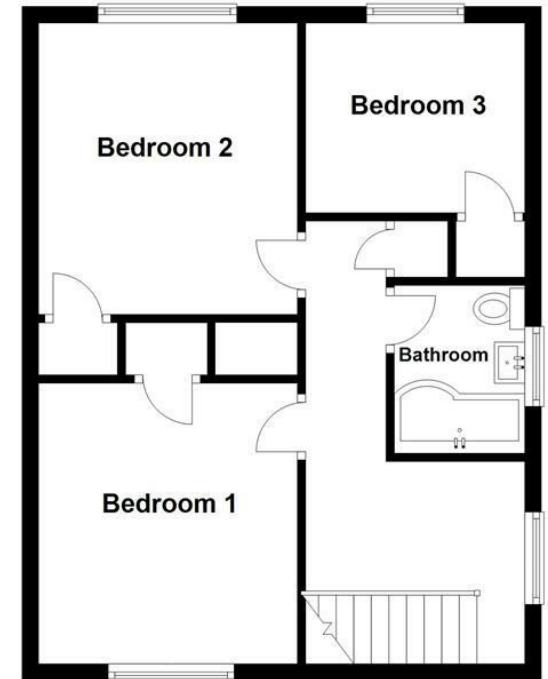


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO₂) 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

Ground Floor



First Floor



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

