



Windrush Drive, Oadby
Leicester, Leicestershire, LE2 4GH

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE2 4GH
Guide Price £270,000

This well presented and spacious THREE BEDROOM SEMI-DETACHED FAMILY HOME offers a superb first time buyer opportunity being within a quiet and well established residential area close to the centre of Oadby, Leicester LE2: Newton Fallowell Oadby are pleased to offer For Sale this well proportioned family home being within walking distance of many highly regarded schools along with local shops and green spaces. The accommodation briefly comprises of a porch entrance leading into a spacious 'L' shaped lounge and dining space, there is also a fitted kitchen and integral single garage. The first floor offers three bedrooms with wardrobe storage along with a modern fitted bathroom. Outside there is a low maintenance frontage with block paved driveway leading through to a good size rear garden with patio area.
Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Porch

Porch entrance having upvc door and window, laminate flooring, central heating radiator, cloaks cupboard and stairs to first floor.

Lounge/Diner

21'7" x 14'2" (6.60 x 4.34)

Spacious 'L' shaped lounge and dining space having laminate flooring, two central heating radiators, double glazed window to the front aspect, upvc french doors leading into the garden, gas fireplace.

Kitchen

9'5" x 7'11" (2.89 x 2.42)

Base and wall mounted storage cupboards, tiled floor and part tiled walls, plumbing for washing machine, gas hob, oven with extractor hood over, space for fridge/freezer, pantry storage, double glazed window to the rear aspect and door through to garage.

First Floor Landing

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

Bedroom One

10'8" x 10'2" (3.27 x 3.11)

Double bedroom having laminate flooring, central heating radiator, fitted wardrobe storage and double glazed window to the rear aspect.

Bedroom Two

10'4" x 7'3" (3.17 x 2.22)

Double glazed window to the front aspect, laminate flooring, central heating radiator, fitted wardrobe storage, double bedroom.

Bedroom Three

7'5" x 6'9" (2.27 x 2.07)

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

Bathroom

Fitted bathroom suite comprising of low level flush w/c, vanity wash hand basin, bath with shower over having glass screen, boiler cupboard storage, tiled floor and walls, heated towel rail, panelled ceiling, spot lights and window to the rear aspect.

Garage

19'7" x 8'4" (5.98 x 2.55)

Integral single garage having up and over door, lighting, double glazed door and window to the rear aspect leading into the garden.

Outside

The property offers a spacious frontage with block paved driveway, the rear garden is primarily laid to lawn with a patio area 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

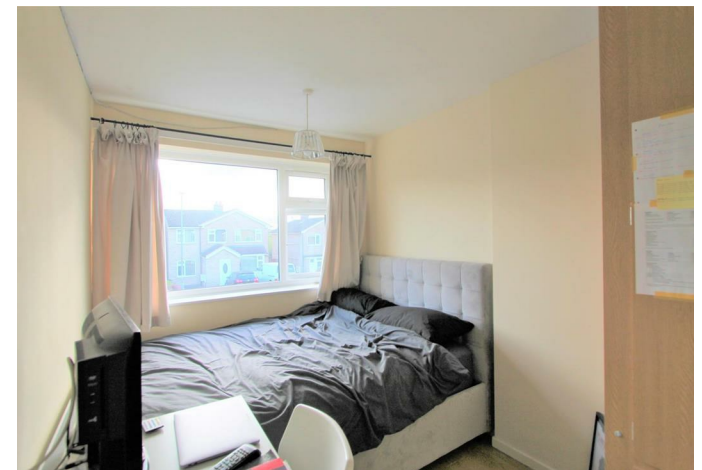
Oadby & Wigston Council - Tax Band C. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

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

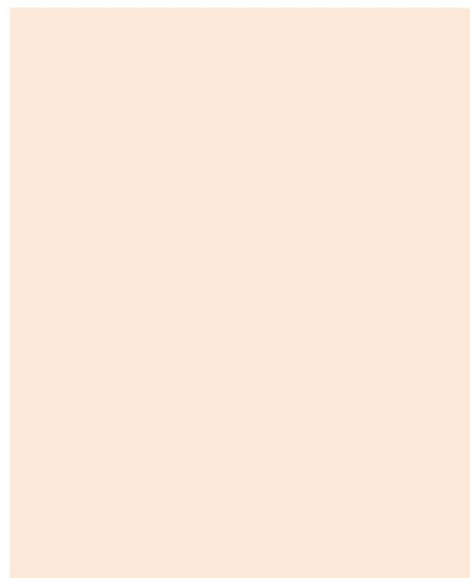
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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

Agents Notes

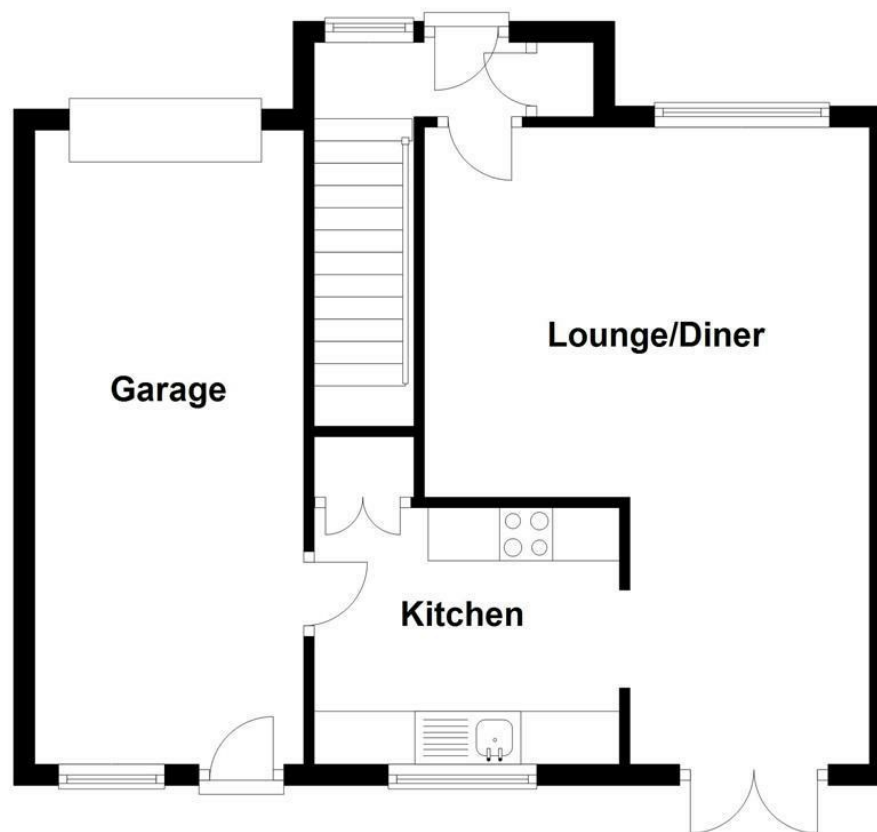
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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.



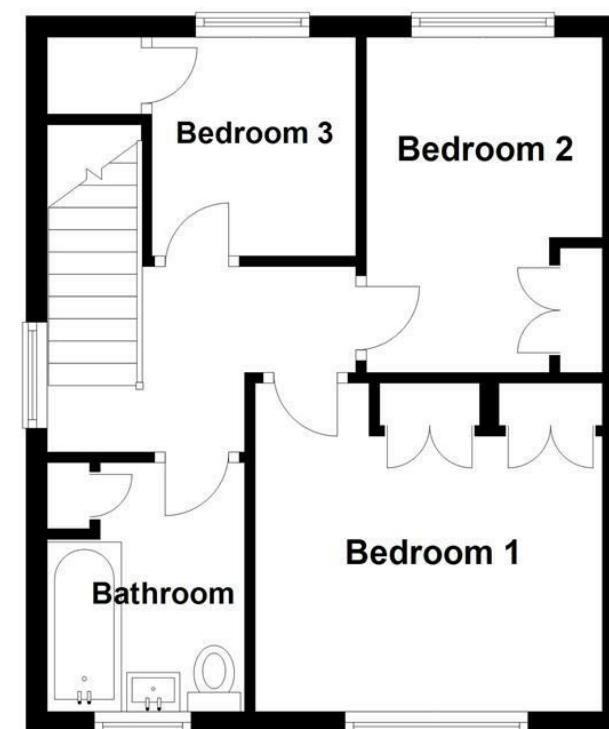
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.

