



**Kenilworth Drive, Oadby**

Leicester, Leicestershire, LE2 5HS

**NEWTON**FALLOWELL 



**Kenilworth Drive, Oadby**  
**Leicester, Leicestershire, LE2 5HS**  
**£228,000**

Located within walking distance to the centre of Oadby this **THREE BEDROOM MID TOWNHOUSE** offers an ideal first time buy or investment purchase being close to many highly regarded schools along with local shops and recreational spaces: Newton Fallowell Oadby are pleased to offer For Sale this well situated property having excellent road links to Wigston and Oadby and being adjacent to Langmoor Primary School. The accommodation briefly comprises of a hallway entrance leading into a front lounge, kitchen and bathroom to the rear with lean-to store. The first floor offers three bedrooms. Outside there is a front driveway which can be extended for additional parking, the shared side access leads to a low maintenance garden having paved patio and outbuilding storage.

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

**Accommodation**

**Hallway**

Entrance hallway having carpet flooring, central heating radiator, UPVC front door and stairs to first floor.





### Lounge

14'2" x 13'5" (4.32 x 4.09)

Front reception room having double glazed bay window, carpet flooring, central heating radiator, fireplace and door through to the kitchen.

### Kitchen

10'6" x 7'11" (3.22 x 2.42)

Double glazed window to the rear aspect, vinyl flooring, part tiled walls, pantry storage and under stairs store cupboard, sink and drainer unit, fittings for freestanding gas cooker, central heating radiator and door to the lean-to.

### Lean-To

9'4" x 6'1" (2.85 x 1.86)

Lean-to storage having carpet flooring, double doors leading into the garden, Perspex roof and space for freestanding appliances.

### Shower Room

Walk in shower having glass screen, part tiled walls, carpet flooring, low level flush w/c, vanity wash hand basin, cupboard storage having newly fitted combi boiler, heated towel rail.

### First Floor Landing

Landing area having carpet flooring, loft access and doors to all rooms.

### Bedroom One

15'3" x 11'1" (4.66 x 3.38)

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

### Bedroom Two

11'1" x 7'3" (3.38 x 2.21)

Double glazed window to the rear aspect overlooking the garden, carpet flooring, central heating radiator, double bedroom.

### Bedroom Three

8'0" x 7'5" (2.45 x 2.27)

Double glazed window to the rear aspect, central heating radiator and carpet flooring,

### Outside

There is a front driveway and low maintenance garden, the shared side access leads into a paved rear garden having mature planting with fence boundaries, greenhouse, patio and outbuilding storage.

### 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 B. 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

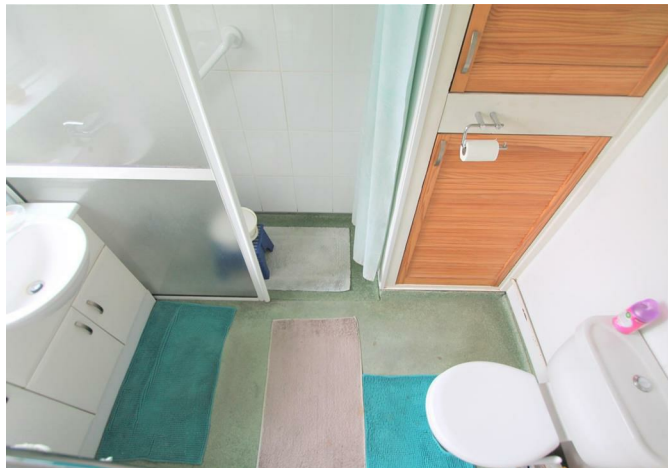
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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



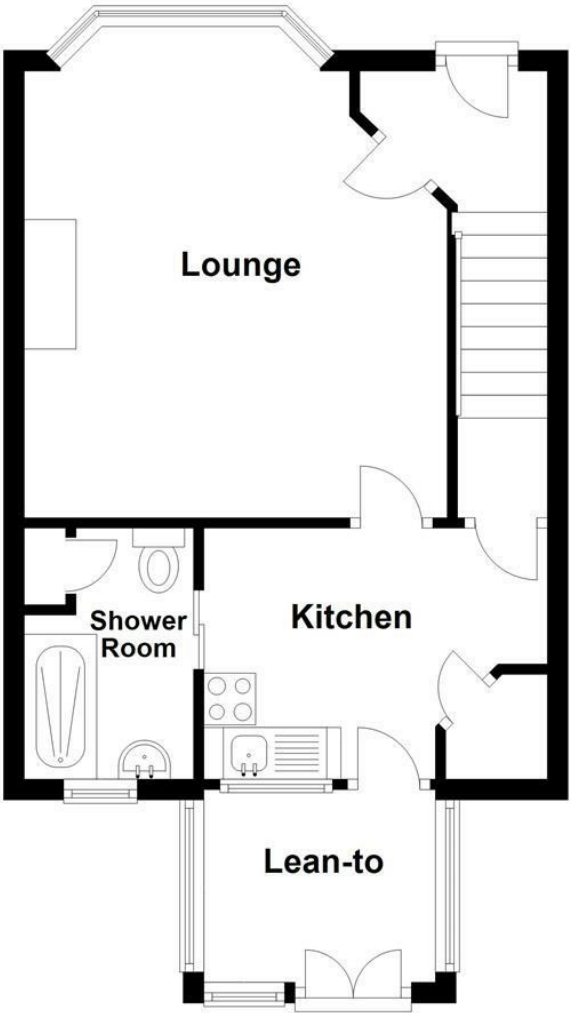
not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, 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 firm's 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.



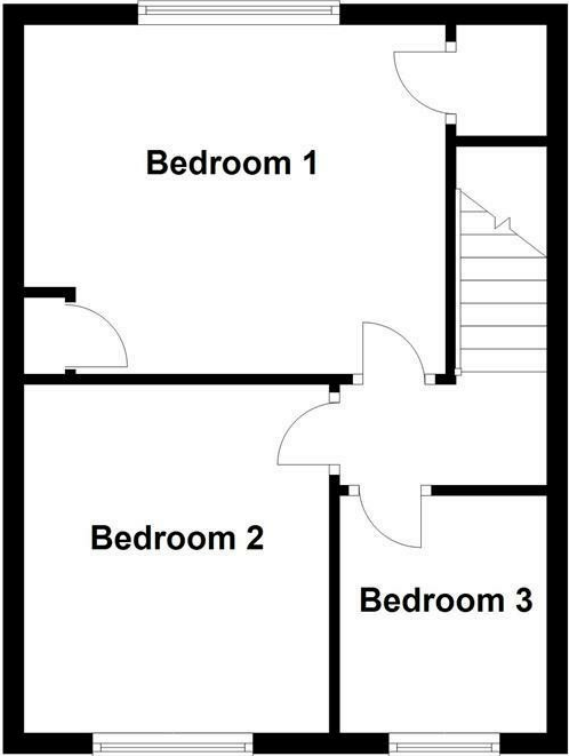


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>64</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.



