



**Foxhunter Drive, Oadby**

Leicester, Leicestershire, LE2 5FE

**NEWTON**FALLOWELL 



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**Leicester, Leicestershire, LE2 5FE**  
**Guide Price £260,000**

This TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW is offered with No Upward Chain and occupies a good size plot being within walking distance of Oadby Town Centre with many local shops and bus routes into Wigston and Leicester City Centre: Newton Fallowell Oadby are pleased to offer For Sale this nicely presented property in need of slight modernisation and being located within easy reach of many local amenities and recreational spaces. The accommodation briefly comprises of a hallway entrance leading into a front lounge, there is a kitchen and utility to the rear with two double bedrooms and bathroom. Outside the low maintenance frontage offers off road parking with a carport and shed storage to the side with delightfully presented rear garden and patio. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

**Accommodation**

**Hallway**

Side entrance door leading into the hallway having carpet flooring, central heating radiator, loft access, storage cupboard and doors to all rooms.





### Lounge

14'10" x 12'4" into bay (4.53 x 3.78 into bay)

Spacious front reception room having double glazed bay window to the front aspect with further window to the side, carpet flooring, two central heating radiators, open fireplace.

### Kitchen

10'1" x 8'6" (3.08 x 2.61)

Fitted kitchen having base and wall mounted storage cupboards, sink and drainer unit, plumbing for dishwasher, space for fridge freezer and freestanding cooker, vinyl flooring, part tiled walls, central heating radiator, double glazed window to the side aspect and sliding door into the utility.

### Utility

8'10" x 4'6" (2.71 x 1.38)

Utility area having plumbing for washing machine, combi boiler, double glazed window and door to the rear aspect leading into the garden, central heating radiator and vinyl flooring.

### Bedroom One

12'4" x 11'5" (3.77 x 3.49)

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

### Bedroom Two

10'7" x 8'11" (3.24 x 2.72)

Double glazed window to the rear aspect overlooking the garden, carpet flooring, central heating radiator and fitted wardrobe storage.

### Bathroom

Low level flush w/c, pedestal wash hand basin, bath with shower over, central heating radiator, storage cupboard, vinyl tiled flooring, predominantly tiled walls, double glazed window to the rear aspect.

### Outside

Low maintenance paved frontage allowing for off road parking with side access leading to a carport, shed storage and beautifully presented rear garden primarily laid to lawn with patio area and mature borders.

### 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

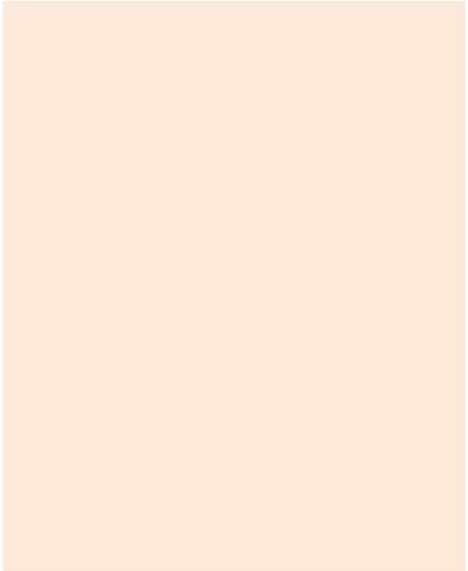
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



### Ground Floor



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



