



Wych Elm Road, Oadby, Leicester, LE2 4EF



Part of
**SHELDON
BOSLEY
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Property Description

This spacious and well maintained end-terrace house is located in a highly popular residential area close to the heart of Oadby town centre and offered to the market with no onward chain. Downstairs, the accommodation comprises of large open plan lounge/diner with access through to the kitchen, the cloakroom with WC and internal door into the garage. Upstairs, there is a sizable master bedroom with dressing area and ensuite shower room, a further 2 bedrooms and family bathroom. To the back is a mainly laid to lawn rear garden and to the front a driveway providing off road parking and garage.

The property lies close to the many facilities available within Oadby including an excellent range of shopping and supermarket amenities, schools, cafes, bars, restaurants, sporting and leisure opportunities.

The City of Leicester offers more comprehensive shopping and supermarket facilities, and has mainline rail services to London St Pancras International in just over an hour. For the commuter the M1 is accessible via the nearby Ring Road at Junction 21.





Key Features

- No Upward Chain
- Spacious Open Plan Lounge/Diner
- Downstairs cloakroom with WC
- Master Suite with Dressing Area and Ensuite Shower Room
- Two Further Bedrooms
- Popular Residential Location
- Off Road Parking and Garage
- Gas Central Heating & UPVC Double Glazing
- EPC - D
- Council Tax - C

£280,000

Accommodation in Detail

Ground Floor

Entrance Hall

Separate entrance area with door leading into the lounge/diner and stairs leading to the first floor landing.

Lounge/Diner

22'4 x 12'11 (6.81m x 3.94m)

A light and spacious lounge/diner, carpeted throughout, UPVC double glazed window to front elevation and UPVC double glazed bay window to rear elevation overlooking the garden, X2 radiators, feature fireplace, understairs cupboard and doors leading to the entrance hall and kitchen.

Kitchen

11'2 x 7'11 (3.40m x 2.41m)

L-Shaped kitchen units with a selection of base and wall units, stainless steel sink with drainer, fitted oven with 4-ring hob and extractor fan, UPVC double glazed window to rear elevation, radiator., doors to lounge/diner, cloakroom and rear door leading to the garden.

Cloakroom

Fitted with a two piece suite comprising of W.C and wash hand basin. radiator and UPVC double glazed frosted window to rear elevation.

Garage

16'5 x 7'10 (5.00m x 2.39m)

Integral single garage with tilt-up garage door. With full power, the garage is currently used for storage.

First Floor

Landing

Doors to Bedrooms One, Two and Three alongside access to the family bathroom.

Bedroom One

10'11 x 9'10 (3.33m x 3.00m)

With UPVC double glazed window to front elevation, radiator. radiator, dressing area with fitted wardrobes and access to ensuite bathroom.

Ensuite

7'11 x 4'3 (2.41m x 1.30m)

Fitted with a three piece suite comprising of shower cubicle, w.c, wash hand basin. UPVC double glazed window to side elevation, radiator.



**Bedroom Two**

9'7 x 7'11 (2.92m x 2.41m)

UPVC double glazed window to rear elevation, radiator, built in wardrobe.

Bedroom Three

9'7 x 6'5 (2.92m x 1.96m)

UPVC double glazed window to rear elevation, radiator.

Bathroom

5'3 x 6'3 (1.60m x 1.91m)

Fitted with a three piece suite comprising of bath with shower over, W.C and wash hand basin. UPVC double glazed window to rear elevation, part tiled walls, radiator.

Garden

Enclosed rear garden mainly laid to lawn with a small patio area. Side access to the front of the property.





Floorplan

Approximate Gross Internal Area

70.6 sq. m. (759 sq. ft.)

Garage At 12.8 sq. m. (137 sq. ft.)

Total 83.4 sq. m. (896 sq. ft.)



Ground Floor

Floor Area 31.3 sq.m. (336 sq.ft.) approx

Garage 12.8 sq.m. (137 sq.ft.) approx

First Floor

Floor Area 39.3 sq.m. (423 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenersurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
Oadby & Wigston

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Oadby office on 01162 429922



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