

FREEHOLD



House - Detached (EPC Rating: D)

Holbrook, Oadby, Leicester, LE2 4UP

PRICE:

£440,000



5 Bedroom House - Detached located in Leicester

*** FIVE BEDROOM DETACHED HOME - OADBY - EN SUITE - NO CHAIN ***

Located towards the end of a quiet cul-de-sac on Holbrook, Oadby, this detached property with a drive and large garden offers an ideal family home in the catchment area of outstanding schools while having excellent transport links.

The accommodation briefly comprises an entrance hall providing access to a conveniently located W/C under the stairs, a lounge, a kitchen, and a bay-fronted dining room.

The ground floor also features a large bedroom and a conservatory accessed from the lounge and a utility room accessed from the kitchen. The utility room leads to a lean-to utility room with additional built-in storage space. The lean-to also provides additional access from the front to the rear of the property.

On the first floor, there are four ample-sized bedrooms, including a master bedroom with an ensuite, and a family bathroom.

Outside is a paved drive large enough for three vehicles and an ample rear garden with a grass lawn, slabbed patio area and features such as a pergola with grape vine, fruit trees (apple, pear and plum) and 2 garden sheds.

Viewing is highly recommended for this property, which is offered to the market with no chain.

ENTRANCE HALL

Laminate flooring, radiator, and stairs leading to the first floor provide access to a lounge, kitchen, and sitting room, as well as access w/c located under the stairs.

W/C

Tiled flooring, radiator, partially tiled walls, wash hand basin with unit, toilet

DINING ROOM

12'4" x 8'9"

Laminate flooring, radiator, double-glazed window facing the front aspect

LOUNGE

14'7" x 11'10"

Laminate flooring, radiator, providing access to a bedroom and sliding doors giving access to the extended conservatory, radiator

CONSERVATORY

Tiled flooring, panelled ceilings, spotlighting, double glazing surrounding the side and rear aspects, radiator, uPVC double door providing access to the garden.

BEDROOM 5

15'10" x 7'5"

Laminate flooring, radiator, and double-glazed window facing the front aspect.

KITCHEN

11'10" x 8'8"

Tiled flooring, standing radiator, base and eye level units, partially tiled walls, panelled, ceilings, integrated oven and grill, plumbing for a washing machine,

integrated four-ring gas burner with extractor over, stainless steel sink, double glazed window facing the rear, aspect plumbing for a dishwasher, open access to the utility room

UTILITY ROOM

5'9" x 5'2"

Tiled flooring, radiator, plumbing for washing machine, stainless steel sink, gas-powered boiler, panelled ceilings, partially tiled walls, door leading to a storage area to the side of the property.

LEAN TO/ UTILITY AREA

15'10" x 7'4"

Polycarbonate roofing panel, vinyl floor, base and eye level units, wood worktop, and electrical fittings for appliances.

FIRST FLOOR

LANDING

Carpeted flooring, providing access to the loft and access to all rooms on the first floor

BEDROOM 1

11'9" x 10'6"

Carpeted flooring, inbuilt storage cupboard, radiator, double glazed bay window facing the front aspect, access to an ensuite

EN SUITE

Tiled flooring, standing radiator, standing shower unit with mixer function, wash hand basin, toilet, double glazed window facing the side aspect, panelled ceilings, partially tiled walls .



BEDROOM 2

10'9" x 8'9"

Carpeted flooring, radiator, double-glazed window facing the rear aspect

BEDROOM 3

10'9" x 8'3"

Carpeted flooring, radiator, double-glazed window facing the rear aspect

BEDROOM 4

8'5" x 8'2"

Carpeted flooring, radiator, double-glazed window facing the front aspect.

BATHROOM

Vinyl flooring, wash hand basin with unit, toilet, standing radiator, polyvinyl bathtub with mixer function, panelled walls, partially tiled walls, panelled ceiling, window facing the right aspect.

OUTSIDE

To the front, the property features a paved drive to accommodate parking for two vehicles, wooden gates provide access to the rear of the property. To the rear, the garden accommodates a slabbed patio area and

lawn, wooded shed, secluded by wooden fencing along the perimeter.

FREEHOLD

COUNCIL TAX BAND - E

FREEHOLD

ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: D

Council Tax Band: E

Council Tax Rate: £2,717.63

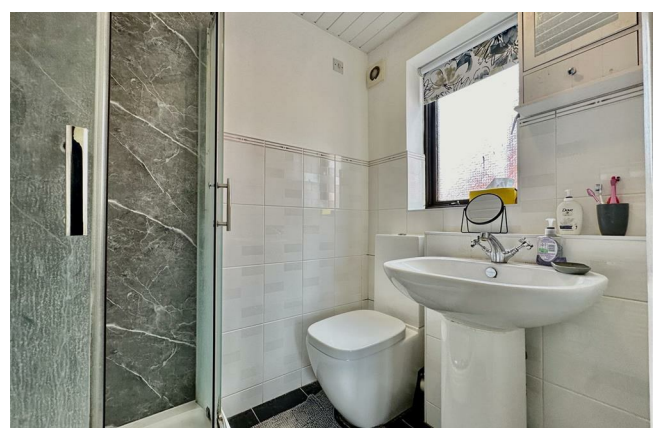
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

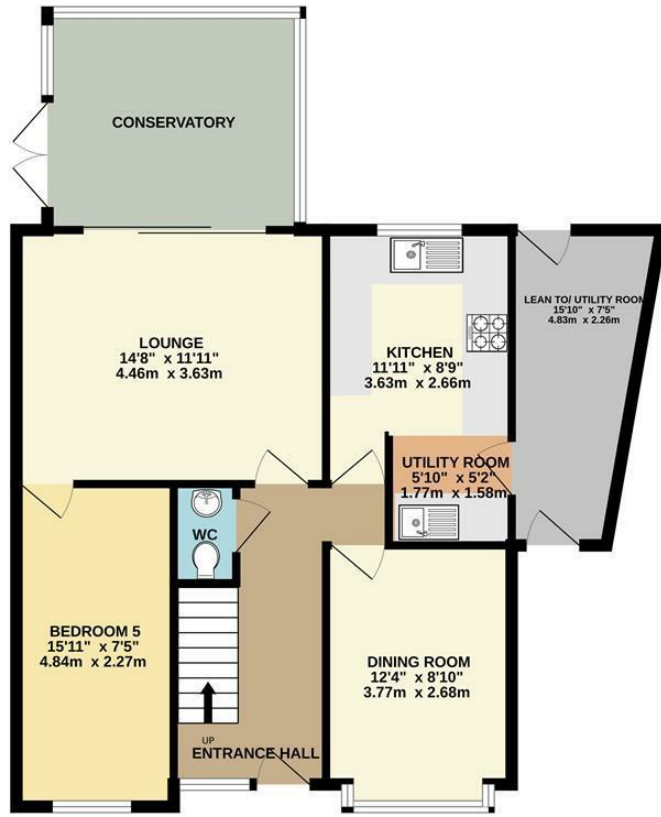
Mains Drainage: Yes

Broadband availability: Fibre

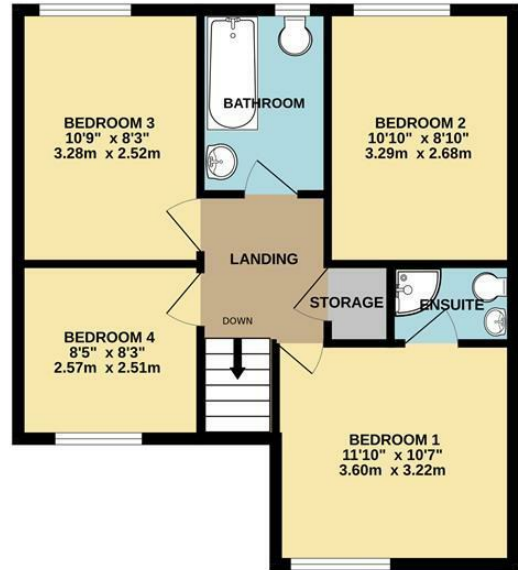




GROUND FLOOR



1ST FLOOR

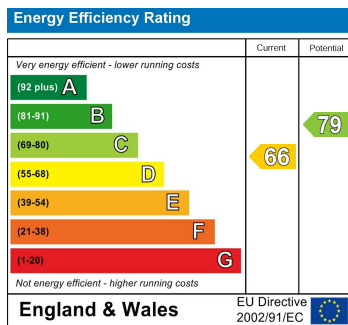


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

E

Energy Performance Graph



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