

FREEHOLD



House - Detached (EPC Rating: D)

Holbrook, Oadby, Leicester, LE2 4UP

PRICE:

£440,000

 SETHS

 5  2  2  D

# 5 Bedroom House - Detached located in Leicester

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

Located towards the end of a cul-de-sac on Holbrook, Oadby, this detached property with a drive and garden offers an ideal family home. 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 bedroom and a conservatory accessed from the lounge, as well as a utility room accessed from the kitchen. The utility room leads to a storage area that 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, there is a paved drive large enough for two vehicles and an ample-sized rear garden with slabbed patio areas and a mostly grass lawn.

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.

## 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

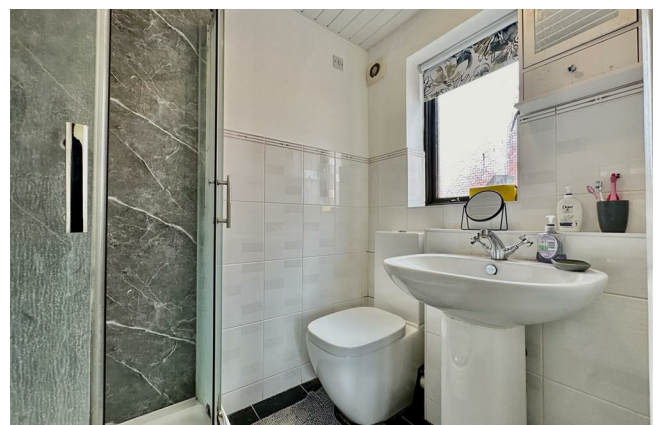
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

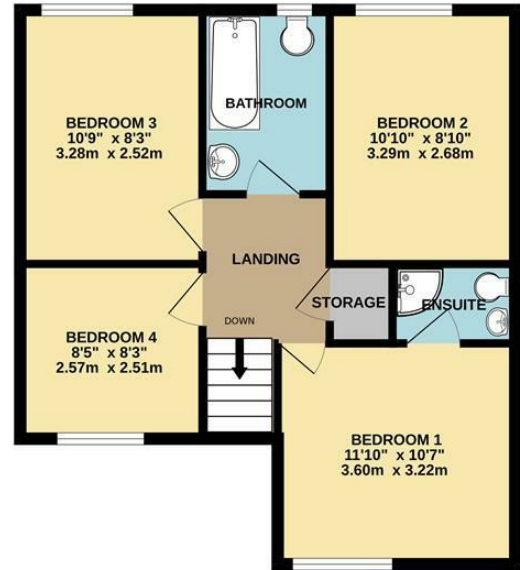
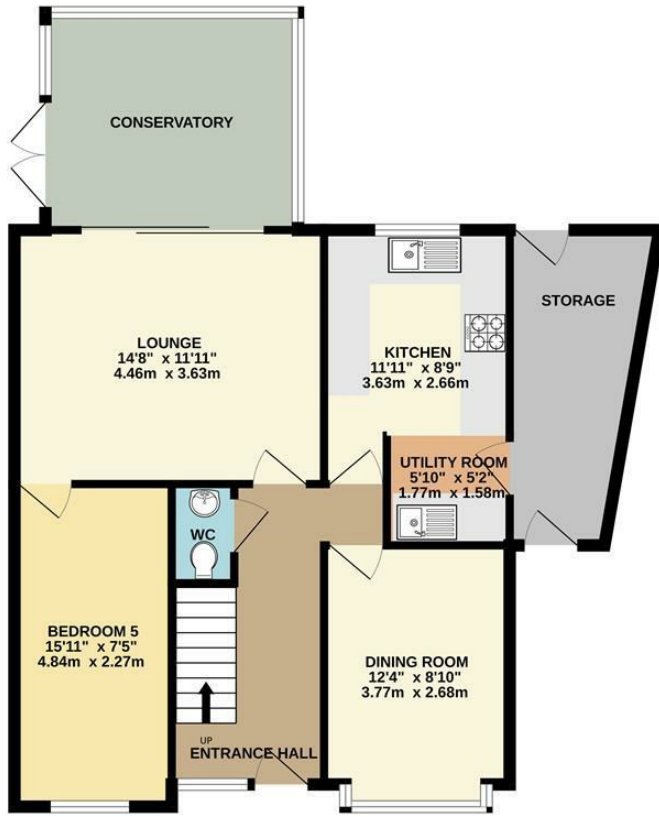
Broadband availability: Fibre





GROUND FLOOR

1ST FLOOR

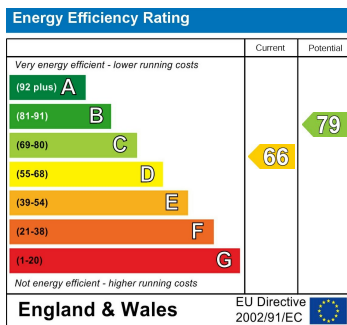


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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