



1 Anns Way
, Oadby, LE2 4RA
£275,000



Benefiting from Gas Central heating & uPVC double glazing, but in need of some upgrading this spacious detached bungalow, with scope to extend is available with no upward chain. Excellent location with good transport links.

- DETACHED BUNGALOW
- GENEROUS PLOT
- EXTENDED LOUNGE/DINER
- KITCHEN AND UTILIY
- 2 DOUBLE BEDROOMS
- FAMILY BATHROOM
- DRIVE AND GARAGE
- EXCELLENT LOCATION
- EPC RATING C - COUNCIL TAX BAND C
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



SUMMARY

AVAILABLE TO THE MARKET WITH NO UPWARD CHAIN and benefiting from uPVC double glazing, a recently installed gas central heating system, solar panels and enjoying an EPC rating of C, this spacious, extended detached bungalow stands on a generous corner plot with gardens to 3 sides, a drive for 2 -3 vehicles and a single garage. The loft has been lined and boarded with power and light and a roof window, with a loft ladder from the hall. Having scope to extend and improve. the bungalow is entered through a timber front door and briefly comprises: a spacious hall, 2 double bedrooms, a re-fitted bathroom, extended lounge/dining room and a kitchen with a small utility room.

THE ACCOMMODATION

Standing on a generous corner plot with gardens to 3 sides in an extremely popular location, convenient for town centre amenities and transport links, this spacious bungalow would benefit from some upgrading but offers fantastic potential for the right buyer. The front door is set in a recessed porch and leads into the spacious hallway with wood strip flooring and providing access to the rest of the accommodation. A loft hatch with a retractable ladder leads up to the boarded loft. Bedroom 1, a good sized double room leads off the hall to the right with a bow window overlooking the front and bedroom 2 is a slightly smaller double bedroom with a bay window to the front. The kitchen in need of some upgrading has a large window overlooking the garden and a door leading onto the patio. A door leads into the small utility room with space and plumbing for white goods and housing the recently installed Central Heating boiler. The extended lounge/dining room with a feature fireplace has patio doors providing views of the garden and access onto the patio. The re-fitted bathroom with a modern white suite comprising a toilet, sink and bath with electric shower over completes the accommodation.

OUTSIDE

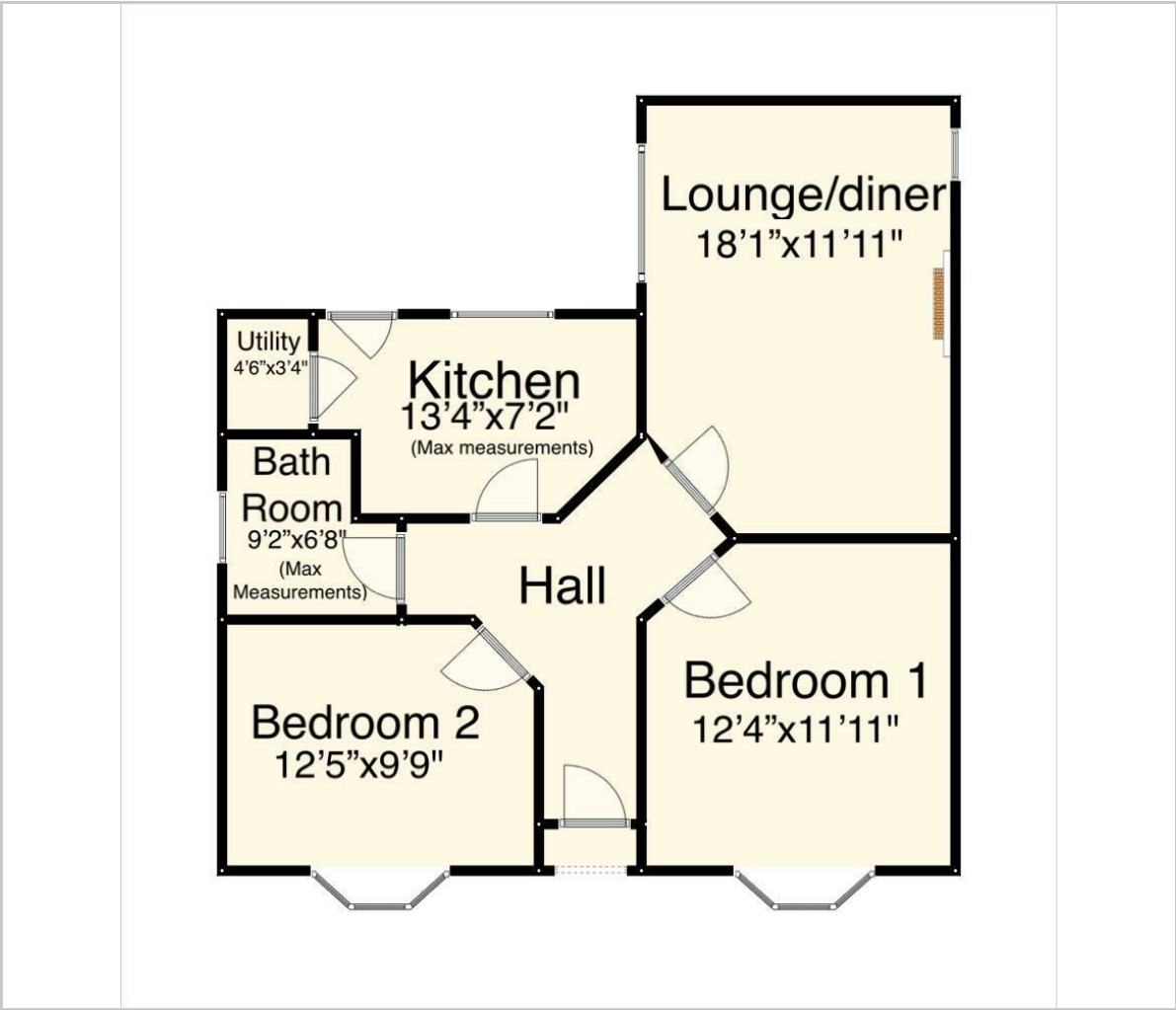
The gardens are a pleasant feature of the bungalow. Standing behind a low brick wall, the wide frontage having a mix of hard standing and gravelled area with mature shrubs providing screening from the street and neighbouring properties. There is a detached brick built garage with pedestrian access to the rear. The rear of the property has been mainly slabbed to form a patio area with a shaped lawn to the side with well-stocked mature borders.

THE AREA

Being part of a small development just of the A6 made up of streets named after The Royal Family Ann's Way is an extremely popular location, convenient for local transport links and town centre amenities. Standing at both sides of the A6 and bordering Leicester to the north west and only 4 miles from the city centre, Oadby forms part of the Borough of Oadby & Wigston and is without doubt one of South Leicestershire's most desirable settlements. With Leisure facilities including Glen Gorse Golf Club, Leicester Racecourse and Parklands Leisure Centre along with riding facilities and Brocks Hill Countryside Park, Oadby has grown around the town centre on Leicester Road and The Parade with an excellent range of shops, banks, pubs and restaurants with stores such as M&S and Sainsbury's being located in the town. Having an excellent mix of housing and being well served by a good selection of schooling in both the state and private sectors, including The Leicester Grammar School in nearby Great Glen, Oadby boasts some of the most desirable address's in the county. Part of the LE2 postcode area, Oadby remains very popular today with local buyers and those from further afield due in part to its proximity to Leicester city centre, its professional quarters, hospitals and universities, the A563 ring road which provides direct access to the M1 and M69 motorways and Fosse Retail Park. With easy access to The Midland airports, Oadby also has a choice of railway stations in both Leicester and Market Harborough. Market Harborough station has undergone recent improvements with increased parking facilities and travel time to London St Pancras down to approx. 45 minutes.



Floor Plan



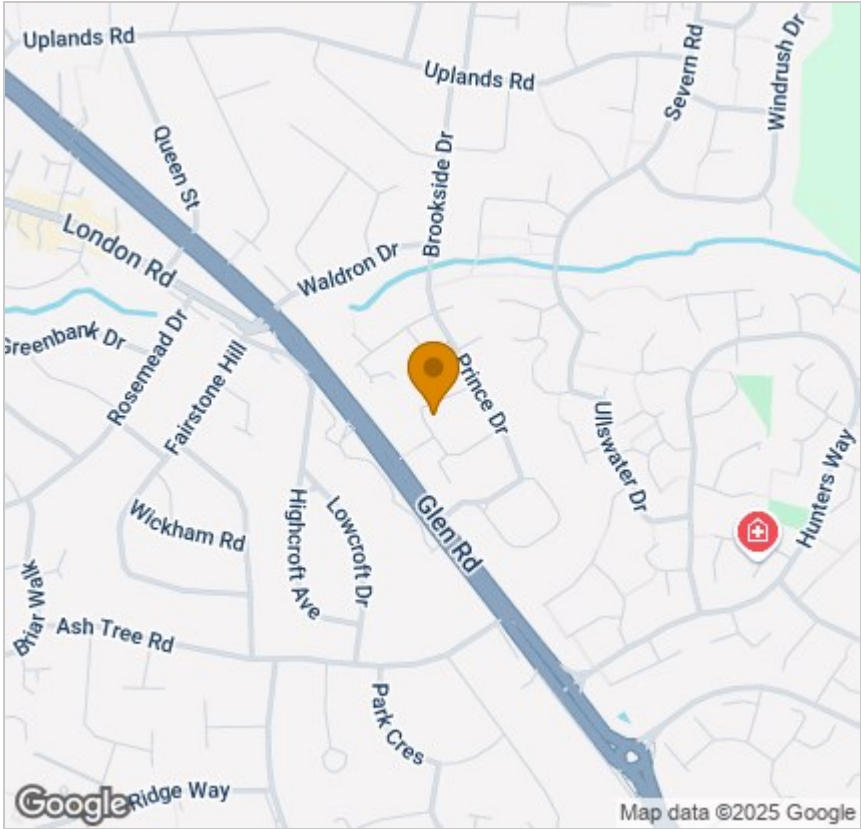
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

