



Prince Drive, Oadby
Leicester, Leicestershire, LE2 4SB

NEWTONFALLOWELL  **FLAGSHIP**

Prince Drive, Oadby
Leicester, Leicestershire, LE2 4SB
Offers Over £385,000

Occupying a spacious and prominent corner plot this FOUR BEDROOM LINK DETACHED FAMILY HOME provides light and well proportioned accommodation throughout within a quiet cul-de-sac to the edge of Oadby, Leicester LE2: Newton Fallowell Oadby are pleased to offer For Sale this very well presented home within a quiet and well established residential area, being within easy reach of highly regarded schools along with local shops and recreational spaces. The accommodation briefly comprises of a hallway entrance leading into a good size lounge, kitchen/diner, utility room and w/c. The first floor has a bright landing area leading into four bedrooms, bathroom and separate w/c. There is a full depth garage with driveway to the front along with garden space to the side, the rear garden has a patio area and is very well presented throughout. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Hallway

Spacious hallway entrance having upvc door and windows to the extended porch, laminate flooring, central heating radiator, stairs to first floor with storage beneath and storage cupboard with boiler.

Lounge

18'11" x 14'11" (5.79 x 4.55)

Large reception room having double glazed bay window to the side aspect and further window to the front, carpet flooring, central heating radiator and fireplace.

Kitchen/Diner

18'2" x 9'2" (5.55 x 2.80)

Open plan kitchen and dining space having double glazed window and door to the rear aspect, laminate flooring, base and wall mounted storage cupboards, electric hob, oven and extractor hood with light over, sink and drainer unit, integrated dishwasher, central heating radiator and door through to utility.

Utility Room

9'6" x 6'9" (2.92 x 2.07)

Utility room having tiled flooring, fitted base and wall mounted storage cupboards, sink and drainer unit, space for fridge and freezer, central heating radiator and door to the front aspect.

Cloakroom W/C

Ground floor w/c having wash hand basin, laminate flooring, part tiled walls, window to the side aspect and low level flush w/c.

First Floor Landing

Spacious and light landing area having double glazed windows to the front and side aspects, carpet flooring, loft access, central heating radiator and doors to all rooms.

Bedroom One

10'10" x 9'3" (3.32 x 2.83)

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

Bedroom Two

13'6" x 9'5" (4.12 x 2.89)

Double glazed window to the side aspect, laminate flooring, central heating radiator, fitted wardrobe storage, double bedroom.

Bedroom Three

9'2" x 8'2" (2.80 x 2.49)

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

Bedroom Four

12'1" x 6'6" (3.70 x 1.99)

Double glazed window to the rear aspect overlooking the garden, laminate flooring and central heating radiator.

Bathroom

Corner bath having shower over, pedestal wash hand basin, vinyl flooring, fully tiled walls, central heating radiator and double glazed window to the rear aspect.

W/C

Low level flush w/c, corner wash hand basin, vinyl flooring, fully tiled walls, window to the side aspect.

Garage

19'10" x 7'8" (6.07 x 2.34)

Full depth garage having up and over door to the front, window and door to the rear aspect, lighting and power sockets along with plumbing for washing machine.



Outside

Occupying a spacious corner plot the property has lawn garden to the front and side, driveway leading to the garage, the rear garden is well presented and primarily laid to lawn with mature borders, fence boundaries and patio area.

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 E. 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



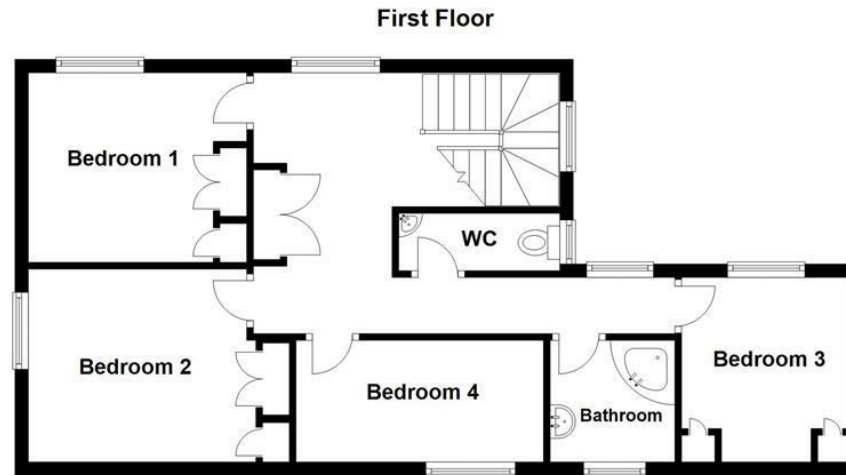
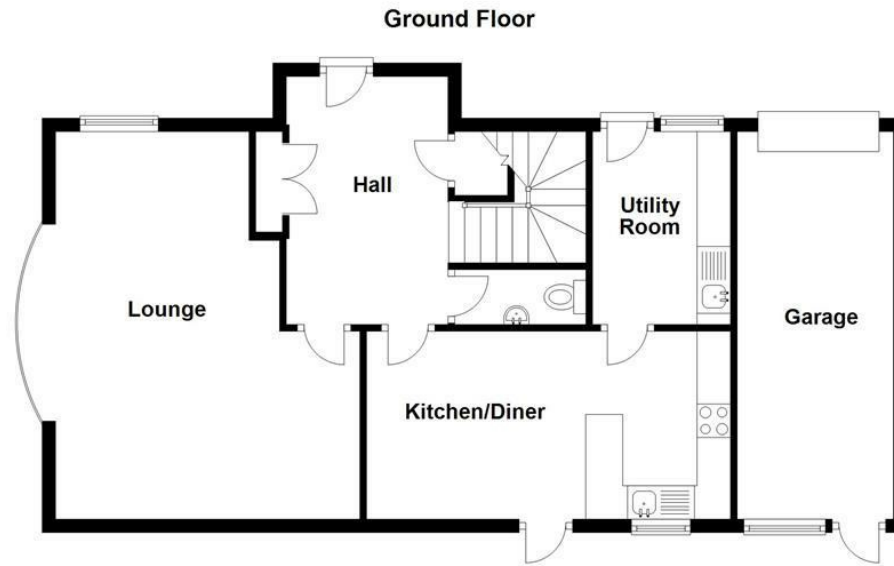


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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



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