



FOR SALE

4 Bed Detached House in The Morwoods, Oadby, LE2 5ED

£475,000



PROPERTY FEATURES

- Family Home
- Detached
- Extended
- En-Suite Bathroom
- Garage
- Fab Rear Garden
- Quiet Cul-De-Sac
- Downstairs W.C.
- Conservatory
- Call To View



FULL DESCRIPTION

SUMMARY

Very well presented and extended detached family home for sale in the heart of Oadby. The current owners have lived at the property for 44 years and over that time have extended to the front and side of the property making the home more than ample for today's modern family. The accommodation comprises entrance hall, sitting room, inner hall, downstairs w.c., lounge diner, conservatory, kitchen diner, four bedrooms, en-suite bathroom, re-fitted four piece bathroom suite, garage, off road parking and wonderful rear garden. One not to miss!



ENTRANCE HALL

With window to the side elevation, laminate floor and radiator.

SITTING ROOM

17' 3" x 9' 11" (5.26m x 3.02m) With bay window to the front elevation, laminate floor and radiator.

HALL

With stairs off to the first floor, dado rail and radiator.

WC

6' 2" x 4' 2" max (1.88m x 1.27m) Comprising wash hand basin, low flush w.c., tiled splash backs, spotlights, tiled floor, window to the side elevation and radiator.



LOUNGE/DINER

18' 8" max x 16' 11" max (5.69m x 5.16m) With log burner and fireplace, patio doors to the conservatory, windows to the side and rear elevations, two radiators, coving to the ceiling and dado rail.

KITCHEN/DINER

19' 8" max x 15' 6" max (5.99m x 4.72m) Comprising base and wall mounted units with complementary work surfaces, good size pantry, sink unit with drainer, cupboard housing the boiler, built in gas hob, electric oven and extractor hood, plumbing for washing machine, tiled floor, windows to the rear and side elevations and



Phillips George



door to the rear garden.

LOBBY

With door to the garage.

CONSERVATORY

8' 6" x 7' 3" (2.59m x 2.21m) With windows to the side and rear elevations, laminate floor and French doors to the rear garden.

LANDING

With dado rail and access to the loft. The loft is insulated and boarded with a light,

BEDROOM

10' 10" x 10' 5" (3.3m x 3.18m) With window to the front elevation and radiator.

ENSUITE

7' 8" x 5' 2" (2.34m x 1.57m) Comprising panelled bath with shower over, wash hand basin, low flush w.c., tiled splash backs, radiator and window to the rear elevation.

BEDROOM

13' x 9' 9" (3.96m x 2.97m) With a selection of built in wardrobes, window to the rear elevation and radiator.

BEDROOM

10' 2" x 9' 9" (3.1m x 2.97m) With coving to the ceiling, window to the front elevation and radiator.

BEDROOM

9' 11" x 8' 8" (3.02m x 2.64m) With airing cupboard, radiator and window to the rear elevation.

BATHROOM

12' 9" max x 11' 10" max (3.89m x 3.61m) Comprising double walk in shower, panelled bath, vanity wash hand basin, low flush w.c., tiled splash backs, shelving, tiled floor, heated towel rail, spotlights, window to the rear elevation and radiator.

GARAGE

With up and over door, light and power.

OUTSIDE

The front of the property has a lawned garden area and paved driveway to provide ample off road parking. The rear garden is mature and mainly laid to lawn. There are mature flower borders, patio area, outside tap gated side access and a fenced surround.



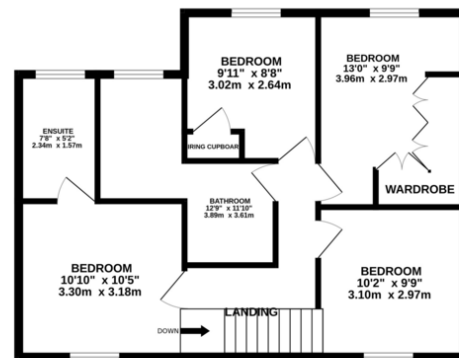
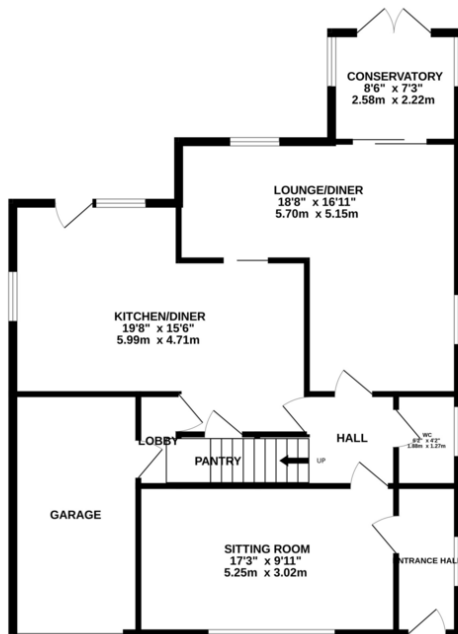


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
996 sq.ft. (92.6 sq.m.) approx.

1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1636 sq.ft. (152.0 sq.m.) approx.

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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