



FOR SALE

4 Bed Detached House in Holbrook, Oadby LE2 4UP

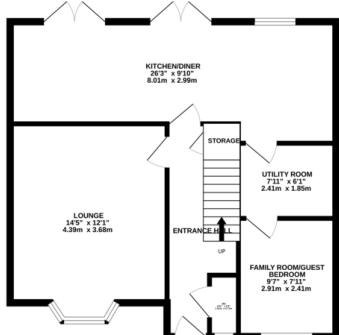
Offers In Region Of £425,000

Immaculate detached family home which has been reconfigured to offer flexible accommodation for the modern family. The property is ideally situated on the ever popular Grange Estate in Oadby which is close to a selection of excellent schools, local amenities and open green space. The accommodation comprises entrance hall, downstairs w.c., lounge, kitchen diner, utility room, play room/home office, four bedrooms, two bathrooms, off road parking and landscaped rear garden. The property also benefits from owned solar panels. An excellent family home.

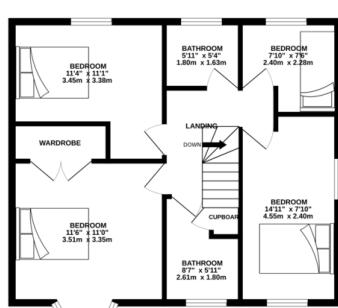
Phillips George



GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 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.

Energy Efficiency Rating

Very energy efficient - lower running costs

	Current	Potential
(92-100)	A	97
(81-91)	B	98
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

England, Scotland & Wales

EU Directive 2002/91/EC.

- Detached Family Home
- EPC A Rating
- Immaculately Presented Throughout
- Open Plan Kitchen/Diner
- Three Spacious Double Bedrooms
- Fourth Bedroom/Study
- South Facing Garden
- Owned Solar Panels

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

