



Ash Tree Road, Oadby
Leicester, Leicestershire, LE2 5YB

NEWTONFALLOWELL  **FLAGSHIP**

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Offers Over £400,000

****OFFERS OVER £400,000**** A SUPERBLY PRESENTED AND WELL PROPORTIONED SIX BEDROOM SEMI-DETACHED FAMILY HOME HAVING BEEN EXTENDED TO PROVIDE MODERN AND SPACIOUS ACCOMMODATION THROUGHOUT DIVIDED OVER THREE FLOORS WITHIN A DESIRABLE AND POPULAR AREA OF OADBY, LEICESTER LE2: Newton Fallowell Oadby are proud to offer For Sale this delightfully improved property located along the ever popular Ash Tree Road being close to many well regarded schools, shops and amenities with excellent road links to Wigston, Great Glen and Oadby Town Centre via the A6 London Road. The accommodation offers a hallway entrance with lounge, family room, dining room, modern fitted kitchen/diner, utility room and shower room to the ground floor. The first floor offers five bedrooms with an en-suite along with a family bathroom with the second floor having a master bedroom, walk in wardrobe and en-suite. There is a front driveway with parking for 2/3 vehicles with the rear garden having a patio area and artificial lawn. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Hallway

Spacious entrance hallway with solid wood entrance door and windows to the front having been extended, there is tiled flooring with underfloor heating, stairs to first floor and doors through to dining room, lounge and kitchen.

Lounge

13'9" x 9'9" (4.20 x 2.99)

Nicely presented reception room with carpet flooring, double glazed window to front aspect, central heating radiator, storage cupboard and bi-fold doors through to family room.

Family Room

17'9" x 9'9" (5.43 x 2.99)

Well presented family room having carpet flooring, central heating radiator, wall mounted electric fire, door and window to rear aspect leading into the garden, door through to kitchen with bi-fold doors to lounge. There is an Ethernet point connected to the family room, kitchen and first floor bedroom five.

Dining Room

13'4" x 12'3" (4.07 x 3.74)

Family dining space with tiled flooring having underfloor heating, bay window to front aspect, double doors through to kitchen and door from hallway.

Kitchen/Diner

19'5" x 12'5" (5.94 x 3.79)

Modern and contemporary fitted kitchen having gloss fronted base and wall fitted units offering ample storage space, tiled flooring with underfloor heating, window and door to rear aspect overlooking garden, quartz worktops, gas hob with extractor over, double oven, integrated dishwasher and fridge, boiler cupboard, cloakroom storage cupboard, spot lights to ceiling with two skylight windows.

Utility Room

10'6" x 6'2" (3.21 x 1.90)

Fitted utility space having base units with sink and drainer unit, space and plumbing for appliances, tiled flooring, part tiled walls and door through to shower room.

Ground Floor Shower Room

Modern fixtures and fittings having a walk in shower, vanity wash hand basin, low level flush w/c, heated towel rail, storage cupboard, window to rear aspect, extractor fan, tiled flooring and walls.

First Floor Landing

First floor landing space with carpet flooring, airing cupboard storage, stairs to second floor and doors to all rooms.

Bedroom Two

13'2" x 10'2" (4.03 x 3.10)

Double bedroom with bay window to front aspect, carpet flooring, central heating radiator.

Bedroom Three

10'7" x 10'2" (3.25 x 3.10)

Window to rear aspect overlooking the garden, double bedroom, carpet flooring, central heating radiator.

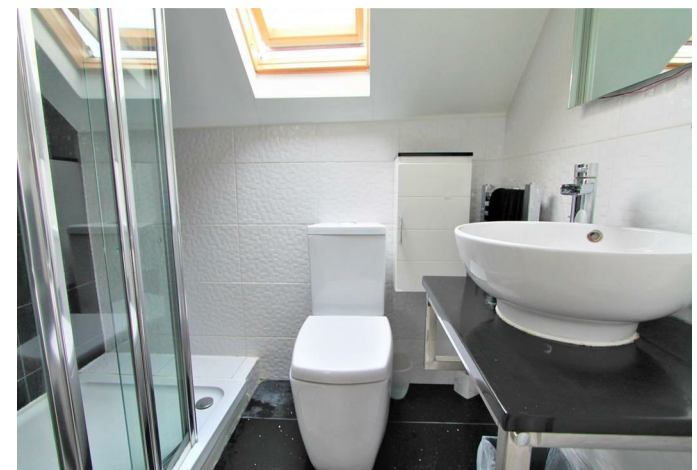
Bedroom Four

9'1" x 8'9" (2.79 x 2.68)

Double bedroom having carpet flooring, central heating radiator, window to rear aspect overlooking garden and door to en-suite.

En-Suite to Bedroom Four

Modern fitted shower room having tiled floor and walls, walk in shower, low level flush w/c, pedestal wash hand basin, heated towel rail and extractor fan.



Bedroom Five

11'7" x 9'3" (3.55 x 2.84)

Double bedroom currently used as a play room having Ethernet fitting, carpet flooring, central heating radiator, window to front aspect, storage cupboard.

Bedroom Six

8'11" x 8'5" (2.73 x 2.59)

Window to front elevation, central heating radiator, carpet flooring.

Bathroom

Family bathroom having modern fixtures and fittings with window to rear aspect, tiled floor and walls, heated towel rail, bath with shower over, vanity unit wash hand basin, low level flush w/c, spot lights to ceiling and extractor fan.

Master Bedroom

14'6" x 12'8" (4.44 x 3.87)

Second floor master bedroom offering superb views to the rear aspect and having carpet flooring, central heating radiator, skylight window, doors through to walk in wardrobe and en-suite.

En-Suite

En-suite to master bedroom having walk in shower, wash hand basin, low level flush w/c, skylight window, tiled floor and walls, heated towel rail and spot lights.

Home Office

9'3" x 4'5" (2.84 x 1.35)

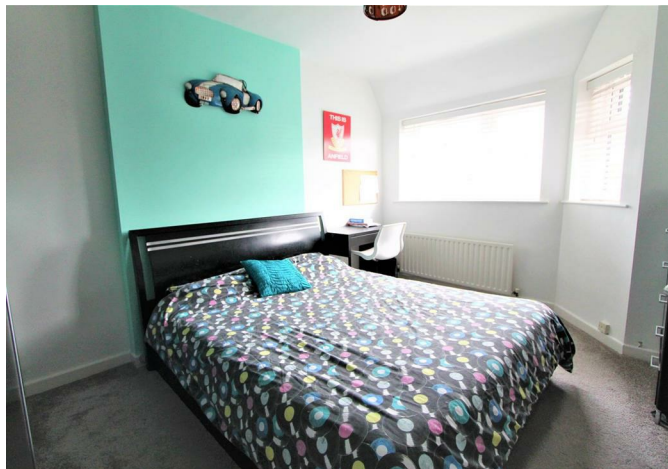
Home office having skylight window, vinyl flooring and central heating radiator.

Outside

Block paved front driveway with parking for 2/3 vehicles, rear garden having decking area with artificial lawn, fence boundaries and storage facilities.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion of sale.





Council Tax Information

Oadby & Wigston Council - Tax Band C. 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.

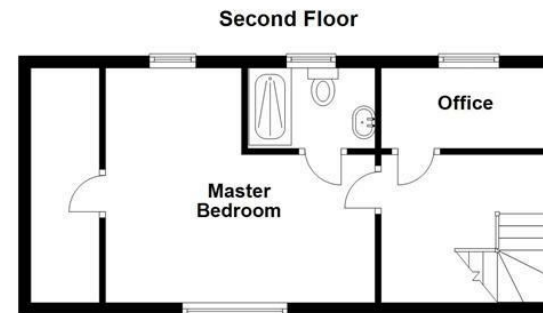
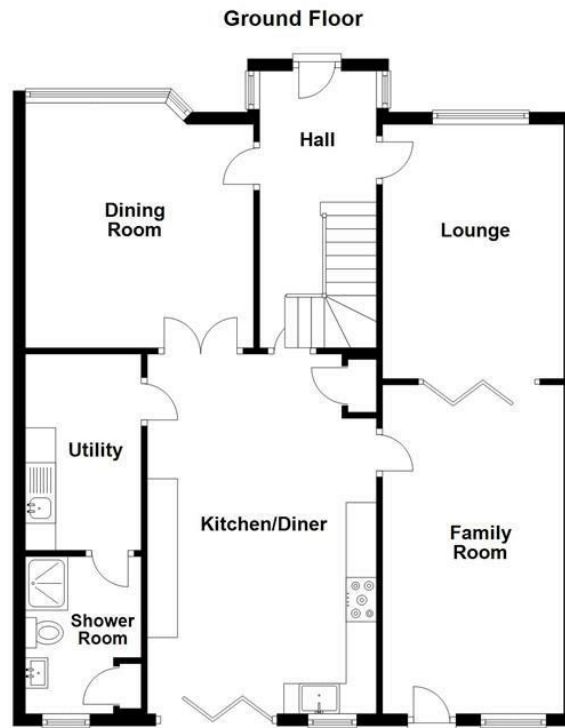
Agents Notes

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 and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



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



NEWTON FALLOWELL FLAGSHIP

t: 01163660990

e: oadby@newtonfallowell.co.uk

www.newtonfallowell.co.uk

