



Putting great property on the map

**8 Honeybourne Close
Oadby
Leicester
LE2 5PJ**

Price guide £320,000



A substantial three bedroomed extended detached house in the ever popular district of Oadby. Within a quiet cul de sac this excellent family home is in need of extensive modernisation and remodelling. Previously extended to the rear, the property has a good sized reception hall with cloak/WC. Lounge two reception rooms and a good sized kitchen. There is a lean too utility area. On the first floor there are three double bedrooms, the master has a walk in dressing room and there is a family bathroom. Single integral garage and mature private gardens complete this great family home.

Reception Hall

A good sized hall with a heavily glazed front. Radiator and stairs to the first floor.

Cloak/WC

Window to the side, Vanity wash hand basin and low level WC.

Lounge 5.32m x 3.75m max (17'5" x 12'4" max)

Window to the front and French doors to the rear. Radiator and wall mounted gas fire.

Extended Dining Room 5.08m x 2.92m (16'8" x 9'7")

Windows to the side and rear, radiator and useful cupboard under the stairs.

Kitchen 3.79m x 2.98m (12'5" x 9'9")

Window to the rear and door to the side. Range of fitted units to incorporate single drainer sink unit. Wall mounted central heating boiler and radiator.

Utility Area 4.19m x 1.09m (13'9" x 3'7")

A lean too structure with doors to both the

front and rear and a courtesy door to the garage. Single drainer sink unit. Plumbing for automatic washing machine.

Landing

Airing cupboard and loft access.

Bedroom 1 4.21m x 3.30m (13'10" x 10'10")

Window to the front, radiator and built in wardrobes.

Dressing Room 2.32m x 1.97m (7'7" x 6'6")

Window to the rear, radiator and built in wardrobe.

Bedroom 2 3.32m x 2.92m (10'11" x 9'7")

Windows to the front and side. Radiator and storage cupboard.

Bedroom 3 4.29m x 2.96m (14'1" x 9'9")

Window to the rear, radiator and built in wardrobe.

Bathroom 2.39m x 1.92m (7'10" x 6'4")

Window to the side. Panelled bath with shower over. Wash hand basin and low level WC. Heated towel rail.

Outside

Driveway providing car standing and vehicular access to the garage. Lawned front garden.

Garage 4.79m x 2.79m (15'9" x 9'2")

Courtesy door to the utility area and up and over door to the front.

Rear Gardens

The rear gardens are mainly laid to lawn with mature well planted beds.

Agents Notes

CONSUMER PROTECTION
LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular

importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried

Tenure

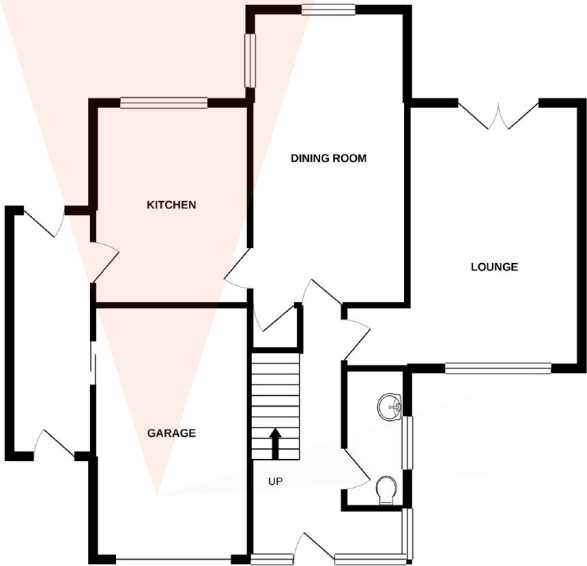
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

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Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



GROUND FLOOR



1ST FLOOR

