



Meadowcourt Road, Oadby

£775,000

An traditional dormer style DETACHED BUNGALOW having undergone extensive alterations and REFURBISHMENT with further scope for extension or alteration, subject to relevant planning permissions.



Knightsbridge
Estate Agents

0116 271 3333





Entrance Porch

With tiled floor, internal door leading to entrance hall.

Entrance Hall

27' 3" x 6' 1" (8.31m x 1.85m)

With storage cupboard, wooden floor, tall radiator.

Open Plan Lounge Dining Room

33' 0" x 15' 8" (10.06m x 4.78m)

Measurement narrowing to 12'. With twin bi-fold doors to the rear elevation, two skylight windows to the rear and side elevations, tiled floor with under floor heating, TV point, built-in shelving.

Kitchen Breakfast Room

21' 9" x 10' 5" (6.63m x 3.18m)

With three double glazed windows to the front elevation, double glazed door to the side elevation, gas cooker point (space for range style cooker), built-in sink with a range of wall and base units with work surface over, center island/breakfast bar, plumbing for dishwasher, larder unit, part tiled walls, two tall radiators.

Bedroom One

14' 0" x 12' 8" (4.27m x 3.86m)

Measurement plus wardrobe space. With double glazed bay window to the side elevation, double glazed window to the rear elevation, built-in wardrobes, air conditioning unit, TV point, tall radiator.



En-Site Shower Room

265' 9" x 3' 0" (81.00m x 0.91m)

With double glazed window to the side elevation, shower cubicle with overhead rain forest shower and handheld shower, low-level WC, wash hand basin, tiled floor, part tiled walls.

Bedroom Two

17' 2" x 12' 4" (5.23m x 3.76m)

With double glazed window to the side elevation, double glazed bay window to the side elevation, air conditioning unit, laminate floor, tall radiator.

Bedroom Three

10' 2" x 10' 0" (3.10m x 3.05m)

With double glazed bay window to the side elevation, built-in shelving, air conditioning unit, radiator.

Bathroom

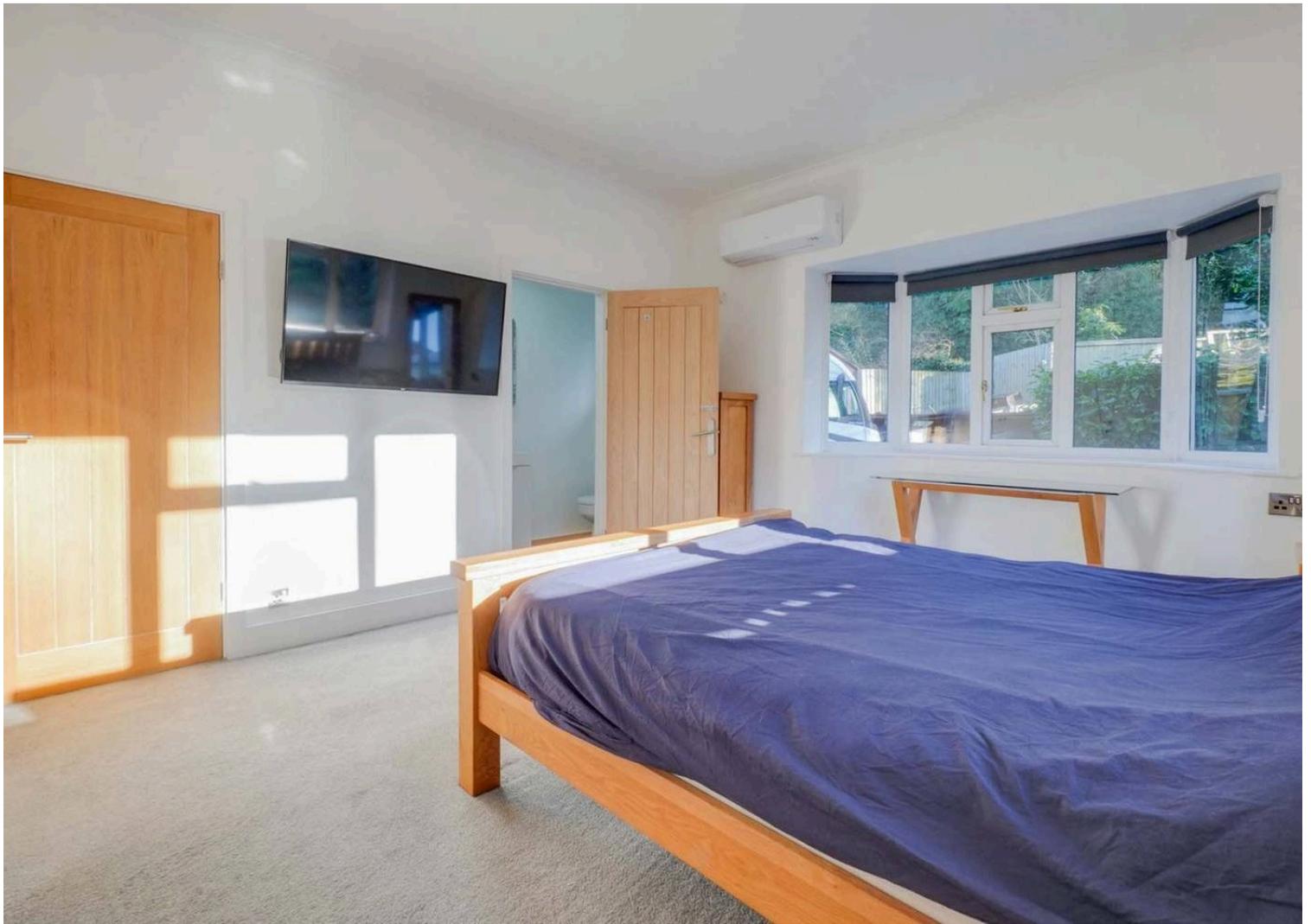
10' 4" x 8' 0" (3.15m x 2.44m)

Measurement narrowing to 7'1". With double glazed window to the side elevation, bath with mixer tap shower attachment and overhead rain forest shower, wash hand basin, low-level WC, extractor fan, part tiled walls, tiled floor, inset ceiling spotlights, heated chrome towel rail.

Second Floor

With access to family room/office.









Family Room/Office

10' 9" x 10' 6" (3.28m x 3.20m)

With double glazed window to the side elevation, air conditioning unit, door to large storage space (providing potential for conversion, subject to relevant building regulations).

Bedroom Four

18' 4" x 9' 6" (5.59m x 2.90m)

With double glazed window to the rear elevation, built-in cupboard, eaves storage cupboard, radiator.

Work Shop

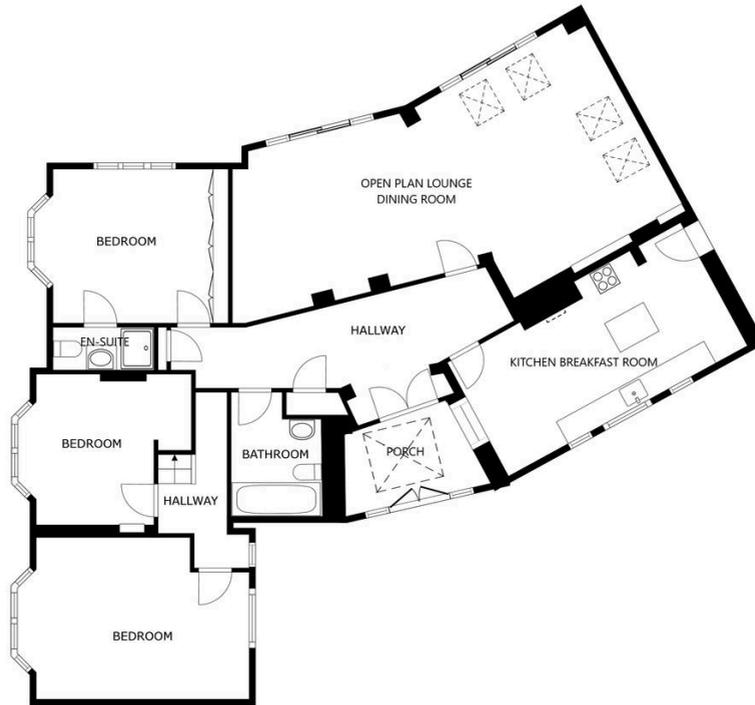
Situated to the rear of the garage. With power and lighting.

Front Garden

Lawn frontage with a generous size tarmac area.

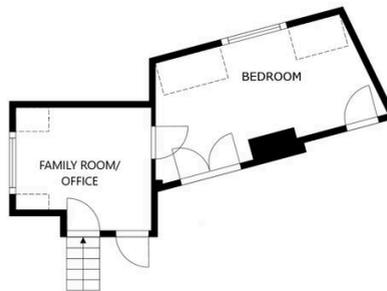
Rear Garden

Extensive established rear garden with paved patio area, wood cladding to the rear and lighting, gazebo with covered tiled seating area, pond, raised flowerbeds and shrubs, further paved area to the side leading to double gated access providing car standing, wood store, side door to garage, lawn areas, mature trees. The current owner pays a peppercorn rent of £120.50 per quarter to Oadby & Wigston Council for the extra land.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.