



Severn Road, Oadby

Leicester, Leicestershire, LE2 4FW

£365,000

Property Features

- Extended Family Dwelling
- Semi Detached
- Much Improved Throughout
- Immaculate Presentation
- Two Reception Rooms
- Ground Floor W.C
- Master Ensuite
- Landscaped Gardens
- Off Road Parking
- Internal Inspection Advised



Full Description

ENTRANCE PORCH

Entrance porch with composite door and opaque glass panel to the front elevation.

ENTRANCE HALL

Main entrance hall, with carpeted flooring, radiator, ceiling light, large storage closet, cupboard space under stairs, door to the front elevation.

LOUNGE

15' 1" x 10' 0" (4.6m x 3.05m)

Light and spacious reception with Upvc double glazed window to the front elevation, radiator, laminate wooden flooring.



DINING ROOM

9' 0" x 8' 0" (2.74m x 2.44m)

Sliding double glazed patio doors to the rear elevation, laminate wooden flooring, radiator.



KITCHEN/DINER

17' 0" x 11' 0" (5.18m x 3.35m)

Stylish extended kitchen diner with a range of wall and base level units, stainless steel sink and drainer with mixer tap over, integral oven and hob with extraction over, plumbing and space for washing machine and tumble drier, breakfast bar, splash back tiling, Upvc double glazed windows to the rear elevation and door to the side elevation.

GROUND FLOOR W.C

Comprising a low level flush W.C and wash basin, ceramic tiling, opaque Upvc double glazed window to the side elevation.

EXTENDED 2ND RECEPTION

10' 1" x 8' 0" (3.07m x 2.44m)

Reception room with laminate wooden flooring, radiator, Upvc double glazed window to the front elevation.

LANDING

Access via main entrance hallway.



MASTER BEDROOM

17' 8" x 8' 0" (5.38m x 2.44m)

Upvc double glazed window to the front elevation, carpeted flooring, radiator, ceiling light.

MASTER ENSUITE

Comprising a three piece suite, bath with shower over, low level flush W.C, wash basin, complimentary tiling throughout, opaque Upvc double glazed window to the rear elevation.

BEDROOM TWO

12' 1" x 9' 11" (3.68m x 3.02m)

Upvc double glazed window to the front elevation, laminate wooden flooring, radiator, ceiling light.

BEDROOM THREE

10' 0" x 9' 11" (3.05m x 3.02m)

Upvc double glazed window to the rear elevation, carpeted flooring, radiator, ceiling light.

BEDROOM FOUR

8' 1" x 7' 0" (2.46m x 2.13m)

Upvc double glazed window to the front elevation, carpeted flooring, radiator, ceiling light.

BATHROOM

Comprising a three piece suite, bath with shower over, ceramic tiling, wash basin, low level flush W.C, opaque Upvc double glazed window to the rear elevation.

OUTSIDE

Landscaped rear garden with raised decking area, patio, lawn, a range of mature shrubs, plants and trees, shed, fenced borders, gated side access. Front garden landscaped with lawn area and driveway providing car standing space.

VALUATION

We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Phillips George to arrange a convenient appointment on 01162168178.

BUYING TO LET?

Phillips George are expert, ARLA qualified letting agents with experience of all kinds of rental property across city and county. Should you need a rental valuation for your new property or on any of your existing portfolio, or simply want some advice on the current rental market, call us now on 01162168178.

DISCLAIMER & IMPORTANT INFORMATION

Phillips George Sales & Lettings for themselves and the vendors of this property whose agents they are, give notice that these particulars are not to be relied upon as a statement or representation of fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither do Phillips George Sales & Lettings (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

this specification have been tested by us and no guarantee as to their operating ability or efficiency is given. All floorplans and dimensions have been provided as a guide for prospective buyers only, and should not be relied on as a true representation.

Current money laundering regulations require us to confirm proof of identity and residency of any one intending to purchase. We ask for your co-operation in providing the necessary documentation in order to avoid delays in agreeing the sale.

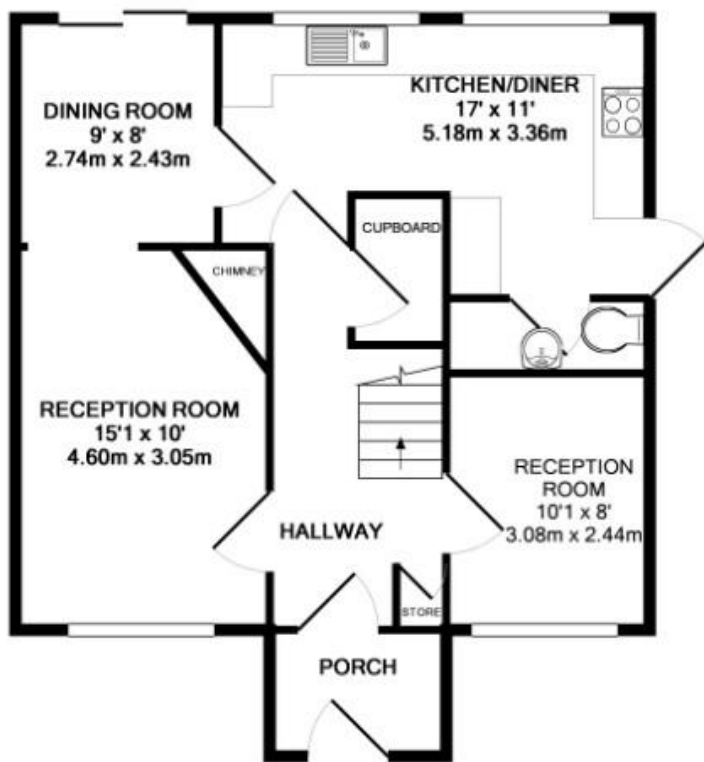


EPC Rating

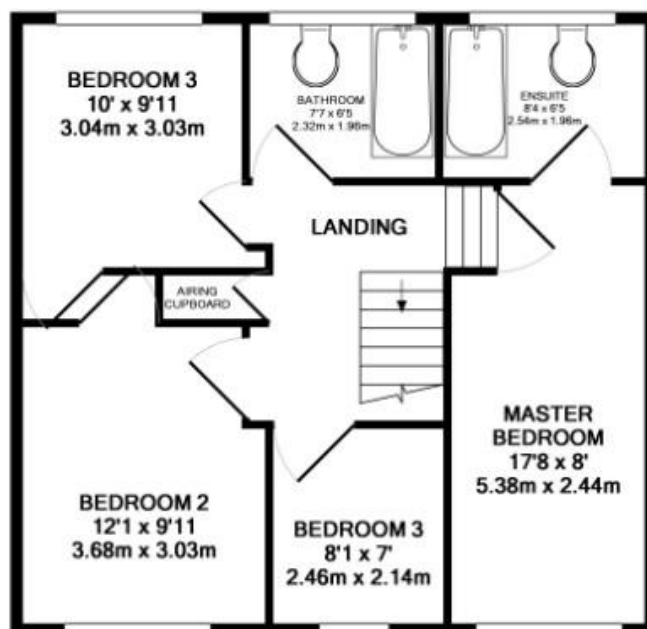
EPC TO FOLLOW.....



Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 601 SQ.FT.
(55.9 SQ.M.)

PHILLIPS GEORGE LTD
TOTAL APPROX. FLOOR AREA 1237 SQ.FT. (114.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

phillips george | sales & lettings

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

46 Long Street, Wigston,
Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk

0116 216 8178