



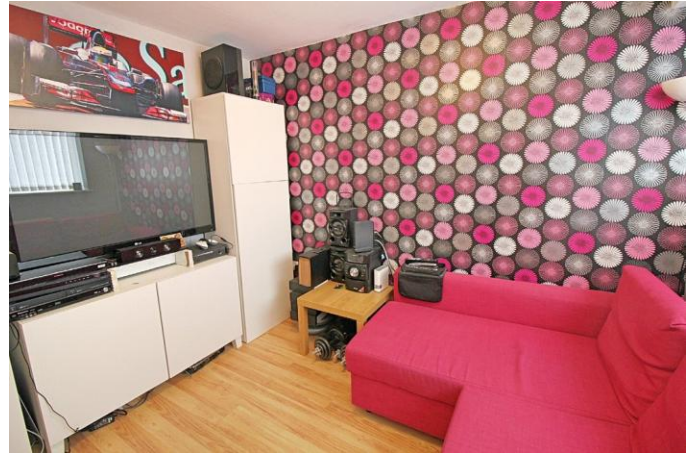
Severn Road, Oadby

Leicester, Leicestershire, LE2 4FW

£350,000

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

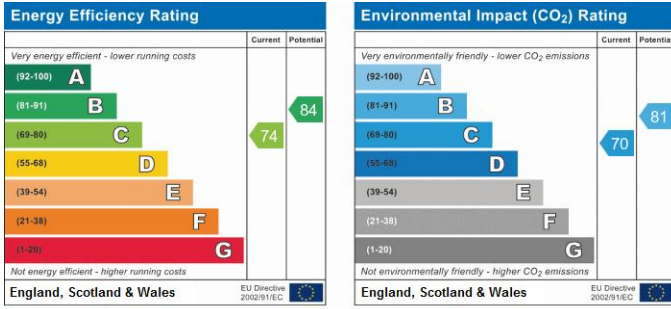
Comprising a three piece suite, bath with shower over, ceramic tiling, wash basin, low level flush W.C, opaque Upvc double glazed window to the rear elevation.

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



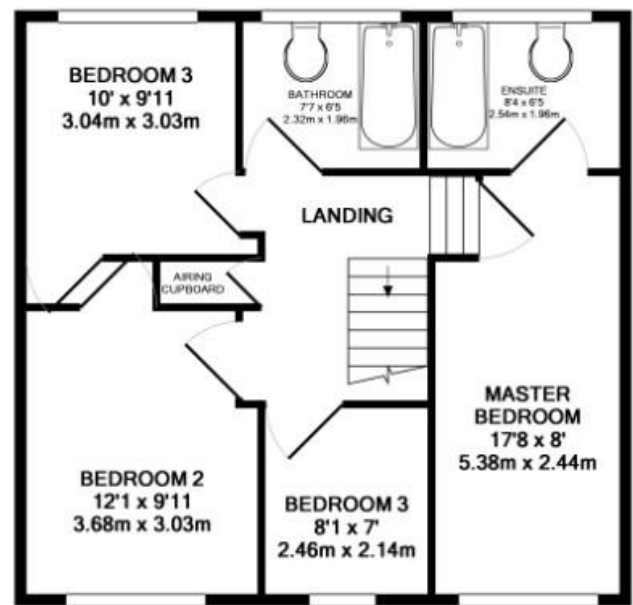
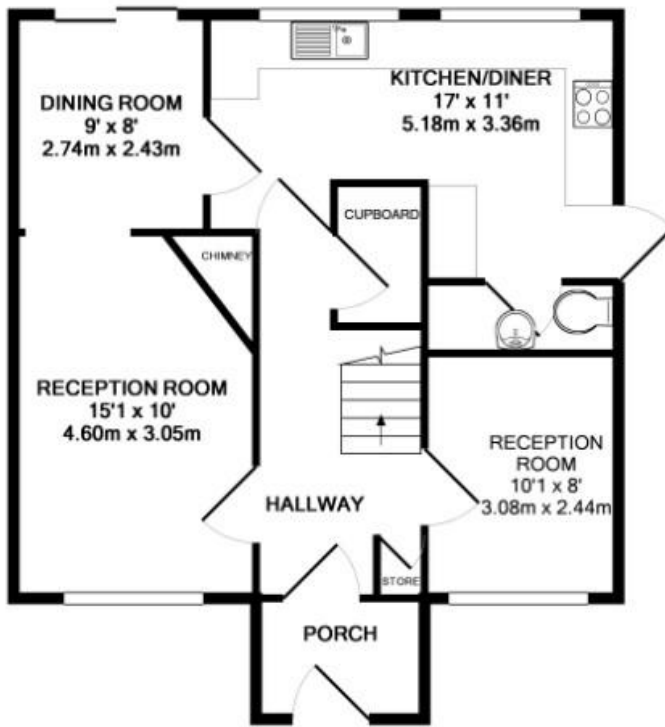
EPC Rating



Address:
Severn Road, Oadby



Floorplan



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
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