



Asking Price £410,000

Woodlands Court, Oadby, Leicester, LE2 4QE

- Modern Detached House
- Double Fronted
- Dining / Kitchen
- Bathroom and En-Suite Shower Room
- Garden and Garage
- Four Bedrooms
- Lounge
- Utility Room
- EPC Rating C Council Tax Band E
- Freehold



We are delighted to offer this beautifully presented and very stylish **FOUR DOUBLE BEDROOM** modern double fronted **DETACHED** home situated on a **CORNER PLOT** in a **CUL-DE-SAC**.

The property comprises of an entrance hall, lounge with double aspect, dining kitchen, unity room and cloakroom on the ground floor.

On the first floor there is a main bedroom benefiting from an ensuite shower room, a further bedroom and family bathroom.

The second floor comprises of two further double bedrooms both with double aspects.

To the side of the property is a garden and seating area, with access to the **GARAGE** and the property also has **OFF ROAD PARKING**.

The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre and train station.

A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with two mainstream supermarkets and further leisure/recreational facilities.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394



ENTRANCE HALLWAY

Double glazed front door, coving, staircase rising to first floor access to the downstairs WC and lounge and kitchen.



LOUNGE

16'6" x 12'1" to bay (5.04 x 3.70 to bay)

Solid wood flooring, coving, two radiators, and double glazed window to front and double glazed bay window to side aspects with shutters.



OTHER ASPECT



DINING KITCHEN
16'6" x 9'4" (5.03 x 2.87)

Fitted units with worktops and splashbacks, undermount sink, four ring gas hob with extractor, integrated microwave, oven and dishwasher, space for fridge freezer, plinth lighting, radiator, solid wood flooring, double glazed window to side and front aspect, pair of double glazed doors to side aspect with bi-fold shutters, leading out into the garden



DINING AREA



KITCHEN AREA



UTILITY ROOM
5'6" x 4'9" (1.70 x 1.45)

Built in cupboard's, heated towel rail, solid wood flooring, door to side aspect.



DOWNSTAIRS W/C

Low level W/C, radiator, pedestal wash hand basin, extractor.



BEDROOM ONE

16'7" x 10'4" (5.06 x 3.15)

Fitted wardrobes, coving, radiator, double glazed window to front and side aspects with shutters.



FIRST FLOOR LANDING

Radiator, double glazed window to rear aspect with shutters.



EN-SUITE SHOWER ROOM

7'0" x 4'11" (2.14 x 1.51)

Corner shower cubicle with mains shower, low level W/C, vanity unit, radiator, tiled floor, part tiled walls, spot lights, frosted double glazed window to front aspect.

BEDROOM FOUR

10'1" max x 9'6" (3.09 max x 2.90)

Under stairs cupboard, radiator, double glazed window to front aspect with shutters.



BATHROOM

6'11" x 6'9" (2.13 x 2.06)

Bath with mains shower, low level W/C, pedestal wash hand basin, radiator, part tiled walls, spotlights, double glazed frosted window to side aspect.



BEDROOM THREE

16'7" x 10'3" (5.08 x 3.13)

Access to loft, built in cupboard, radiator, double glazed window to front and side aspects, velux window to rear.

SECOND FLOOR LANDING

9'1" x 4'8" (2.78 x 1.43)

Giving access to second floor bedrooms



OUTSIDE

To the side of the property is the garden with an astro turf lawn, established borders, seating area, wall boundaries and side access to the garage



BEDROOM TWO

16'7" x 13'10" (5.08 x 4.22)

Built in cupboard, radiator, double glazed window to front and side aspect, velux window to rear.



GARAGE
18'8" x 8'2" (5.69 x 2.51)

Up and over door, 'Worcester' boiler, plumbing for washing machine, door to side leading into garden.



FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

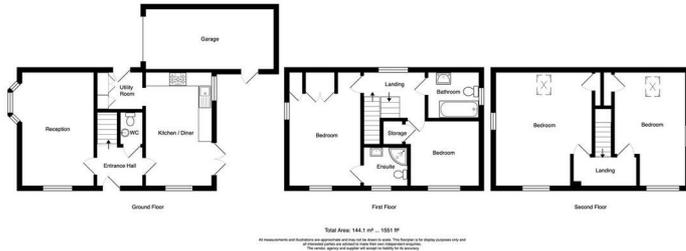
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	86

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	EU Directive 2002/91/EC		



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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

