



# READINGS

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The Oval

Oadby, Leicester, LE2 5JB

**£435,000**





# The Oval

Oadby, Leicester, LE2 5JB

**\*\*\*OFFERS INVITED\*\*\*** Presenting an exceptional detached bungalow on this prestigious tree-lined road in Oadby. Occupying a plot of approximately 0.21 Acres, this property enjoys a secluded position set back from the road, with a meticulously tended, expansive front garden.

The size of the plot offers excellent potential for this property to be extended, subject to the usual necessary consents.

A generously-sized driveway offers ample parking for multiple vehicles.

You enter through the porch and into a welcoming hallway, there is then a lounge, with large patio doors that flood the room with natural light and provide views of the south-west facing garden.

There is a separate dining room and a well-appointed kitchen that overlooks the garden, complemented by an adjoining utility room for added convenience. The primary bedroom boasts ample space and extensive fitted wardrobes, the second bedroom is also equipped with fitted wardrobes and a chest of drawers.

The property includes a bathroom and an additional separate WC for added convenience. The bungalow benefits from a modern boiler, double-glazed windows, and cavity wall insulation.

The landscaped rear garden features mature trees, shrubs, and a vibrant array of plants, accentuated by its south-west facing orientation. Completing the property is a single integral garage equipped with an electric up-and-over door.

Offered for sale with no onward chain, an early viewing is recommended to avoid missing out.

## Porch and hall

## Lounge

## Dining room

## Kitchen

## Utility room

## Bedroom one

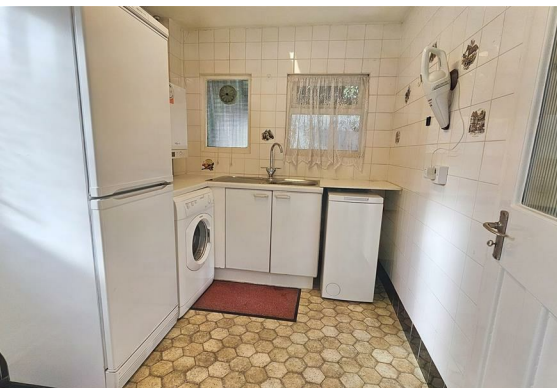
## Bedroom two

## Bathroom

## Additional WC







## Single garage

### Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: E

Type of Construction: brick with tiled roof

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Very low

### 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.

### Consumer Protection Legislation

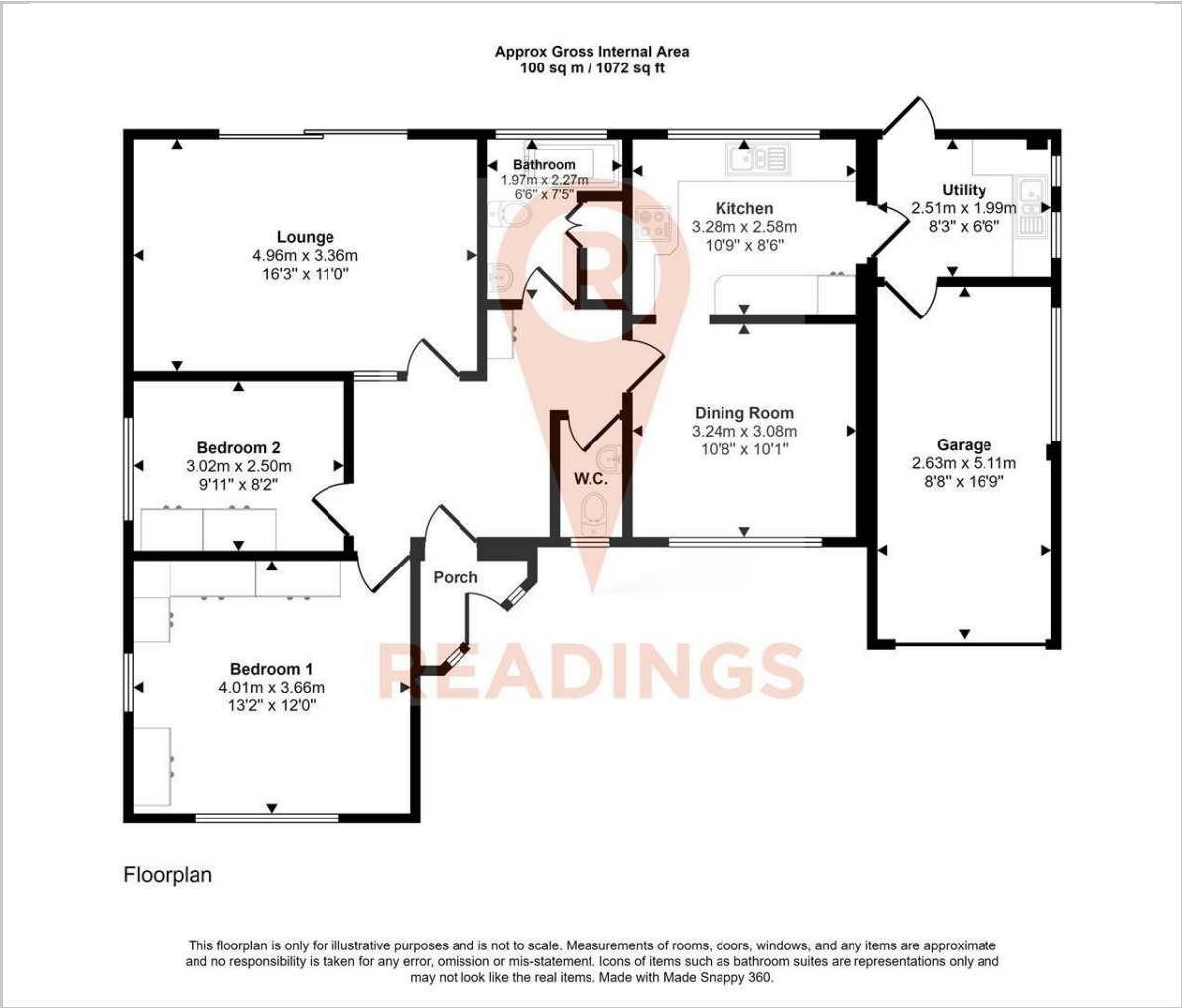
These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating 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 out in accordance with the RICS and ISVA code of measuring practice.

### Anti Money Laundering

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.



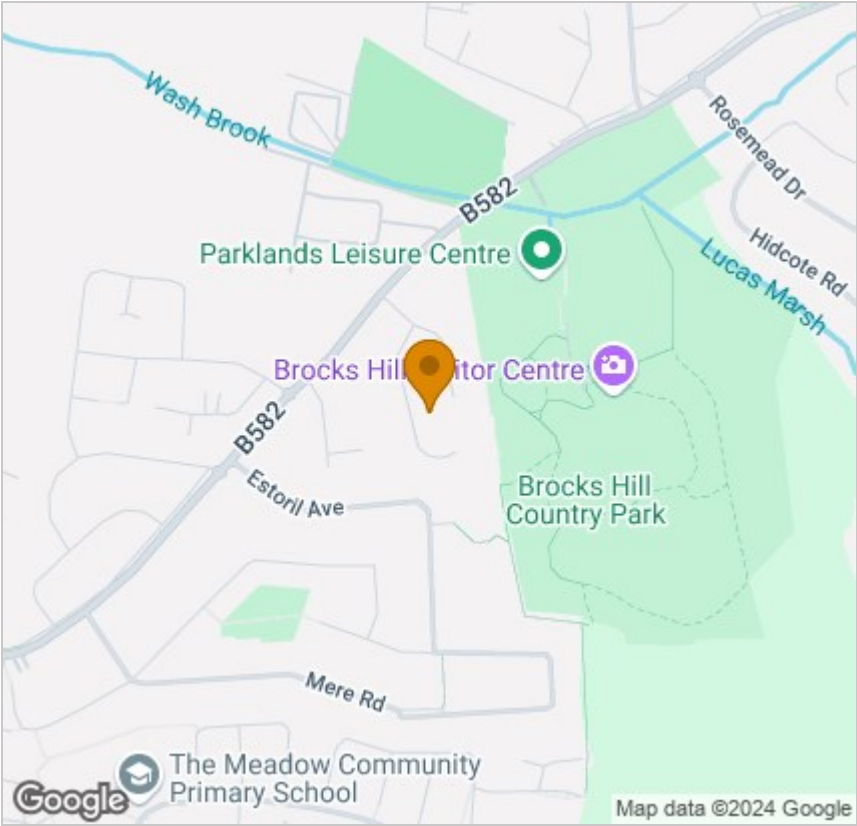
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

