

FOR SALE



The Morwoods, Oadby, Leicester

3 Bedrooms, 1 Bathroom, House Semi-Detached

Asking Price Of £310,000

MARTIN&CO



- THREE BEDROOMED SEMI DETACHED
- DRIVEWAY AND GARAGE
- REAR GARDEN
- SOUGHT AFTER OADBY LOCATION
- GREAT FAMILY HOME
- MUST BE VIEWED
- VACANT POSSESSION

PROPERTY DESCRIPTION Occupying a spacious and prominent frontage this THREE BEDROOM SEMI-DETACHED FAMILY HOME provides well proportioned accommodation throughout within a quiet cul-de-sac location close to the centre of Oadby, Leicester LE2: Martin & Co are pleased to offer For Sale this well presented property being within walking distance of many highly regarded schools with local shops and recreational spaces in easy reach. The accommodation briefly comprises of a hallway entrance with w/c, spacious 'L' shaped lounge and dining space, modern fitted kitchen and garden room. The first floor offers two double bedrooms with a further third bedroom along with family bathroom. Outside there is an integral garage with spacious frontage for off road parking, the rear garden is delightfully presented.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



LOUNGE 21' 11" x 16' 9" (6.68m x 5.11m) The generously proportioned lounge offers an ideal room to enjoy as a family or entertaining friends. Further benefits include patio doors leading to the rear garden, a wall mounted gas fire and recess shelving.

KITCHEN 8' 4" x 11' 11" (2.54m x 3.63m) Finished in a light oak wood finish, the kitchen offers an extensive range of wall and base units with contrasting work surface over, tiling to splash prone areas and an inset opaque glazed window providing additional natural light into the lounge area. The kitchen further benefits from an eye level built -in oven with inset gas hob, inset stainless steel sink and window to the rear aspect. The kitchen further benefits from a recess utility area with space and plumbing for a washing machine.

GUEST WC 5' 8" x 2' 10" (1.73m x 0.86m) A convenient guest cloakroom offers a low flush WC and hand basin with an opaque window to the front aspect.

FIRST FLOOR

BEDROOM ONE 10' 3" x 11' 3" (3.12m x 3.43m) Bedroom one offers an extensive range of built in wardrobes with overhead canopy storage and window to the front elevation



BEDROOM TWO 10' 10" x 10' 1" (3.3m x 3.07m) Bedroom Two offers an extensive range of built in units with window to the front aspect.

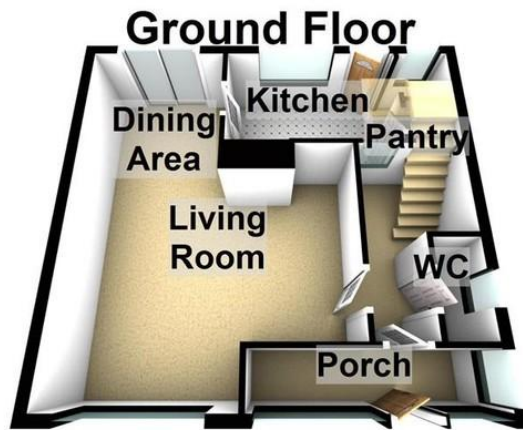
BEDROOM THREE 8' 8" x 7' 10" (2.64m x 2.39m) Benefiting from a purpose built store cupboard and window facing the rear aspect of the home.

FAMILY BATHROOM 6' 9" x 9' 5" (2.06m x 2.87m) Conveniently situated on the first floor this bathroom offers a matching suite including WC, side panel bath and pedestal wash hand basin. There is an opaque window to the rear aspect and the walls have been tiled to splash prone areas.

REAR GARDEN A mature garden is laid mainly to lawn with an herbaceous border of mixed shrubs, mature trees and decorative plants. A retaining wall and two steps give access to the convenient walkway leading to or from the home.

GARAGE/FRONT GARDEN A garage offers generous storage and parking with up and over door with the remaining frontage offering a generous drive with side lawn area and further shrubs and plant borders.





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