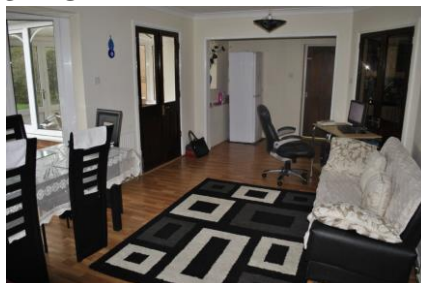


Offers in the region of £425,000 Gorse Lane, Leicester, LE2



- 4 BEDROOM DETACHED
- MASTER WITH ENSUITE
- LARGE LIVING SPACE
- SPACIOUS CONSERVATORY
- DOWNSTAIRS WC
- IN AND OUT DRIVEWAY
- DOUBLE GARAGE
- CONSERVATORY

Oadby Estates is proud to present to the sales market this spacious family home located on Gorse Lane. In brief the accommodation's ground floor consists of; an entrance hall, large dining room, downstairs w.c, conservatory, large lounge, utility room and fully fitted kitchen. The first floor consists of a landing with airing cupboard, four double bedrooms, with the master bedroom having an en-suite and a family bathroom. The property also benefits from convenient off road parking, garage and a well sized garden. There is easy access to all surrounding areas and local shopping amenities making this property a must view.



The accommodation comprises

Ground Floor

Entrance Hall

Spacious entrance hall with fitted radiator.

Lounge

11'4" x 22'10" (3.45m x 6.96m)

Large living area with fitted modern fire place, as well as a radiator located underneath the front bay window. Access to the garden through double doors, as well as access to the diner and hallway.

Kitchen

13'4" x 10'11" (4.06m x 3.33m)

Fitted Kitchen including; a 5 burner hob and integrated oven, grill and dishwasher. Large work top and vast amounts of wall and base units, providing ideal storage space. Bay window located to the front of the property with wooden flooring throughout and part tiled walls. Access from the kitchen into the dining room and hallway.

Dining Room

20'9" x 11'2" (6.32m x 3.40m)

Open plan with ample space and wooden flooring throughout. Radiator located on the back and side wall. Access to the garage, lounge and kitchen. Views out on to the garden.

Conservatory

9'11" x 12'8" (3.02m x 3.86m)

Airy 3 aspect conservatory allowing masses of natural light in. Doors leading out into the garden.

Downstairs WC

Downstairs WC and hand sink.

Stairs leading to

First Floor

First Floor Landing

Access to all the bedrooms and airing cupboard.

Master Bedroom

11'8" x 14'8" (3.56m x 4.47m)



This spacious master bedroom offers built in storage space with a separate dressing room with fitted wardrobes. Large window to the front aspect and radiator located underneath. The master bedroom has a en-suite bathroom. Finished with fitted carpets.

Ensuite

8'1" x 6'7" (2.46m x 2.01m)

Ensuite including WC, sink, bath tub with shower and heated towel rail. Fully tiled walls with wooden flooring and frosted window to the front of the property.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	76
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Bedroom 2

11'8" x 11'6" (3.56m x 3.51m)

Large double bedroom with fitted storage space. Ample space around bed, with large windows to the front aspect with radiator located underneath. Carpeted throughout.

Bedroom 3

11'7" x 12'1" (3.53m x 3.68m)

Bedroom three has views to the rear of the property with radiator located underneath. Spacious double bedroom with fitted carpets.

Bedroom 4

8'6" x 8'2" (2.59m x 2.49m)

Bedroom four is a reasonable sized room. Views onto the rear garden with radiator located underneath. Finished with fitted carpets.

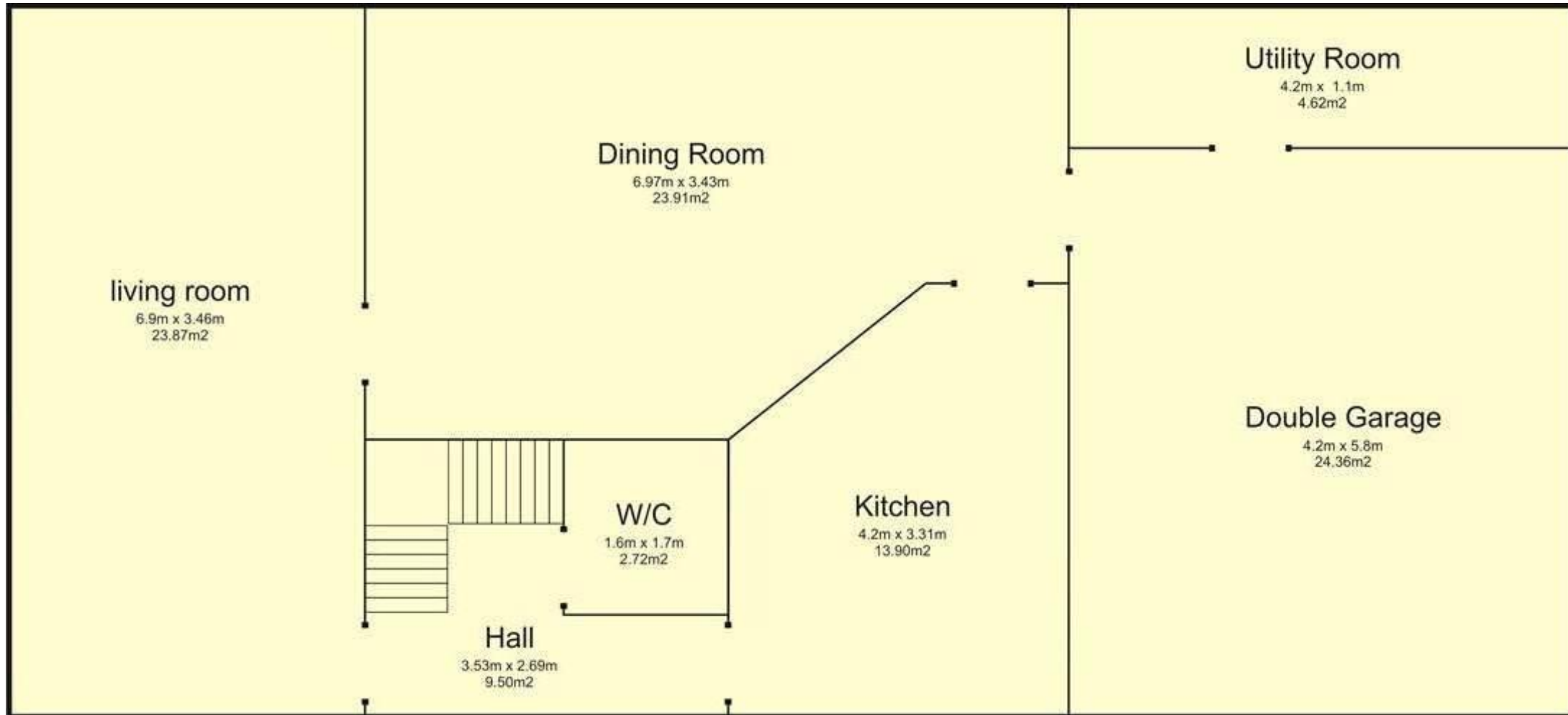
Family Bathroom

7'9" x 7'9" (2.36m x 2.36m)

Including bath tub with shower, radiator on side wall. Fully tiled walls with frosted windows to the rear of the property.

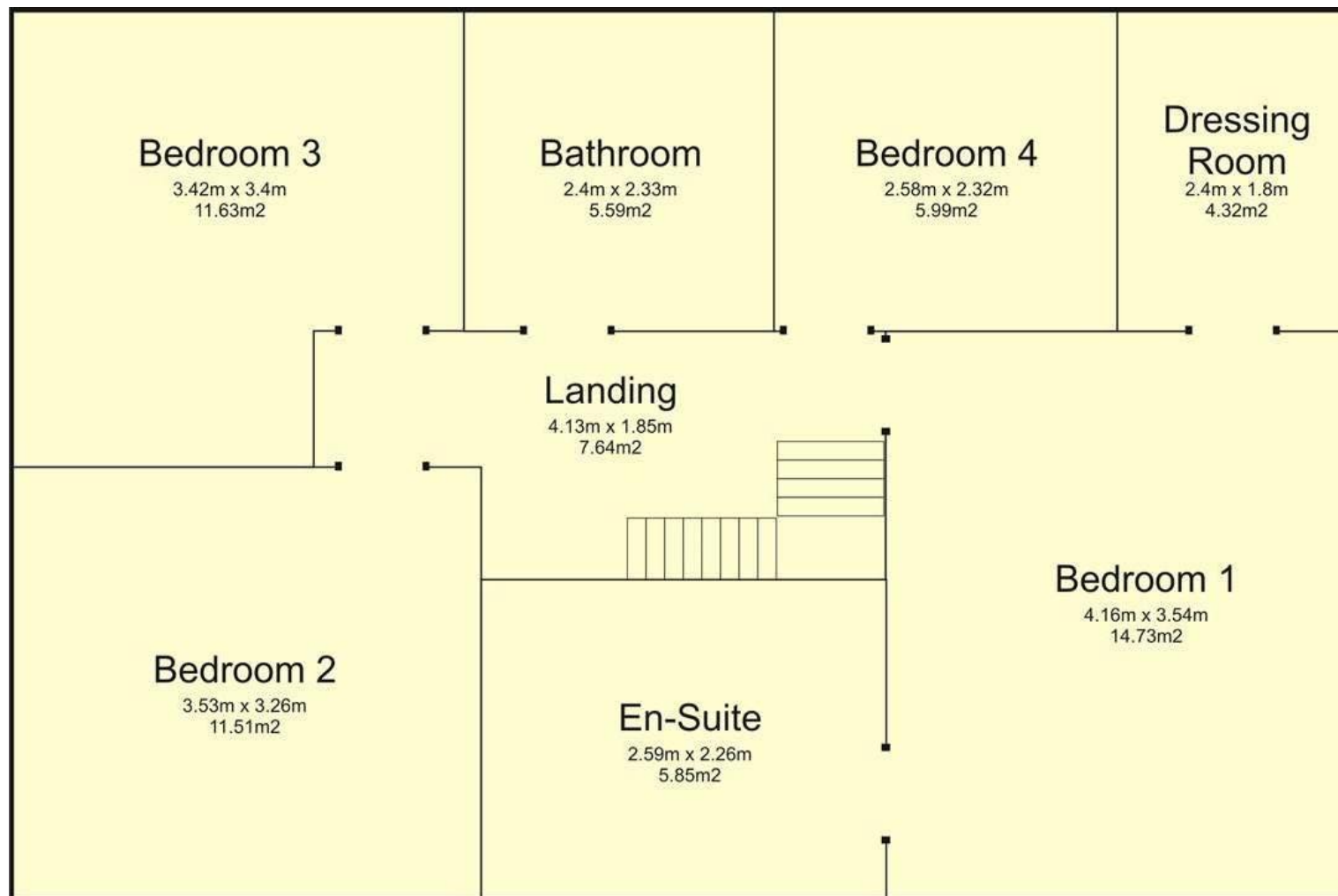


General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Registered Office
5 Stoughton Road
Oadby
Leicester
LE2 4DS

T : 0116 271 36 00
F : 0116 271 36 58
E : info@oadbyestates.co.uk
W : www.oadbyestates.co.uk



Registered Office
5 Stoughton Road
Oadby
Leicester
LE2 4DS

T : 0116 271 36 00
F : 0116 271 36 58
E : info@oadbyestates.co.uk
W : www.oadbyestates.co.uk