

**FOR SALE**  
**Oakwood Road**  
**Leicester**  
**LE4 0BD**



**ASKING PRICE: £325,000**

- A Spacious & Well Presented Three Storey, Four/Five Bedroom End Townhouse
- Located Off Anstey Lane, Close To Leicester City Centre & Abbey Park
- Ideal For Multi-Generational Living/Growing Families/Investors
- Two Reception Rooms, Kitchen/Dining Room, Utility Room, Four/Five Bedrooms, 2 Bathrooms & En-suite Shower Room
- Front Garden With Driveway & Garage
- Rear Enclosed Garden



## Location

This property is located on Oakwood Road, which is off Larchmont Road and Cornwall Road, near to Anstey Lane/Blackbird Road. The property is within easy access to Leicester City Centre, St Margaret's Bus Station, Abbey Park and many other amenities and recreational facilities. Nearby motorway links include M1/M69.

## Description

A spacious and well-proportioned four/five bedroom three-storey family home located in a popular residential area. This property provides generous living accommodation arranged over three floors, making it ideal for growing families and multi-generational living.

The accommodation briefly comprises; a porch leading to an entrance hall, ground floor reception room/bedroom with a bay window, which opens through to a dressing room with fitted wardrobes and a modern bathroom. Also located on this floor, is a useful utility room with fitted units providing practical space for storage. The first floor offers a spacious lounge which boasts ample natural light, a fitted kitchen and dining area with integrated appliances and patio doors that lead out to the rear garden, and a bedroom. The second floor comprises; three further bedrooms, including a large master bedroom with an en-suite shower room, and a family bathroom. To the front of the property, a front garden laid to lawn and driveway providing off road parking for two vehicles, leading to a garage. To the rear, an enclosed garden with a patio seating area and lawn.

This property is let on a monthly contractual periodic AST from 25.10.2017 at £980 pcm, and is suitable for investors or families.

## Accommodation

*All measurements are approximate:*

### Ground Floor

#### **Porch**

Door to front, double glazed window to side, access to entrance hall.

#### **Entrance Hall**

Stairs to first floor, radiator, power points, pendant light fitting.

#### **Reception Room/Bedroom Five - 15' 2" x 9' 6" (4.62m x 2.89m)**

Double glazed bay window to front, radiator, power points, pendant light fitting, open to:

#### **Dressing Room - 8' 5" x 7' 10" (2.56m x 2.39m)**

Fitted wardrobes, power points, spotlights.

#### **Bathroom - 9' 6" x 7' 10" (2.89m x 2.39m)**

Shower cubicle, curved panelled bath, low level WC, pedestal wash hand basin, radiator, pendant light fitting.

#### **Utility Room - 10' 8" x 6' 5" (3.25m x 1.95m)**

Wall mounted units, base units and drawers, stainless steel sink with mixer tap, plumbing for washing machine, dryer, radiator, power points, spotlights.

## Cloakroom

### First Floor

#### **Lounge - 16' 5" x 15' 11" (5.00m x 4.85m)**

Double glazed windows to front, radiator, power points, pendant light fittings.

#### **Kitchen - 15' 11" x 11' 2" (4.85m x 3.40m)**

Double glazed window to rear, double glazed patio door to, wall mounted units, base units and drawers, stainless steel sink with mixer tap, four burner gas hob with extractor fan over, electric oven, dishwasher, tile splashback surrounds, dining area, radiator, power points, pendant light fittings.

#### **Bedroom One - 16' 10" x 11' 1" (5.13m x 3.38m)**

Double glazed windows to front and rear, radiator, power points, pendant light fitting.

### Second Floor

#### **Master Bedroom - 15' 2" x 12' 11" (4.62m x 3.93m)**

Double glazed window to front, radiator, power points, pendant light fitting, access to en-suite shower room.

#### **En-suite Shower Room - 7' 4" x 4' 11" (2.23m x 1.50m)**

Double glazed window to front, shower cubicle, low level WC, pedestal wash hand basin, tile splashback surrounds, wall mounted cupboard, radiator, pendant light fitting.

#### **Bedroom Three - 10' 5" x 9' 6" (3.17m x 2.89m)**

Double glazed window to rear, radiator, power points, pendant light fitting.

#### **Bedroom Four - 10' 5" x 6' 9" (3.17m x 2.06m)**

Double glazed window to rear, radiator, power points, pendant light fitting.

#### **Bathroom - 6' 4" x 6' 2" (1.93m x 1.88m)**

Double glazed window to side, panelled bath with mixer tap, low level WC, pedestal wash hand basin, tile splashback surrounds, radiator, pendant light fitting.

### **Airing Cupboard**

### **Outside**

Front garden laid to lawn with parking for two vehicles and a garage with light and power and a up and over door. Rear enclosed garden with a private and sunny outlook.

### **Tenure**

Freehold.

### **EPC**

Pending.

### **Council Tax**

The property falls within Band D.

### **Services**

The services, fittings and appliances (if any) have not been tested by the agents.

### **Local Authority**

Leicester City Council.

### **Kal Sangra, Shonki Brothers Ltd**

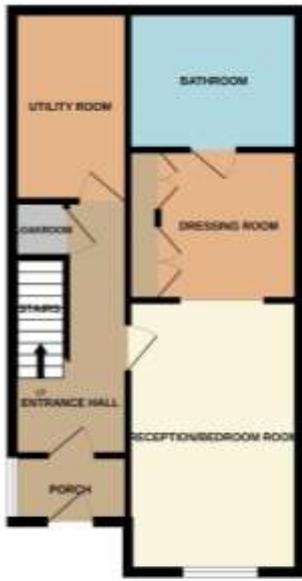
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GROUND FLOOR  
483 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.7 sq.m.) approx.



2ND FLOOR  
483 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1665 sq.ft. (154.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans 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 contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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