



24 Ash Tree Road, Oadby, Leicester LE25YA

MOORE  
& YORK



### Property at a glance:

- Beautifully Presented Detached Family Home
- Luxury Kitchen/Dining Room With Integrated Appliances
- Luxurious Bathroom
- Light & Airy Accommodation Throughout
- Gas Central Heating & D\G
- Parking & Garage
- Sought After Location
- Easy Access Highly Rated Schools

**£450,000 Leasehold**



Beautifully presented established detached family home situated in the heart of the sought after town of Oadby which offers an excellent range of shopping, leisure facilities and highly rated schools of all age groups. The property is presented with great care and attention by the present owners to present light and airy accommodation throughout which briefly comprises to the ground floor entrance hall, well fitted kitchen/dining room with integrated appliances and lounge and to the first floor three bedrooms, study area, luxury bathroom and separate WC. This lovely home benefits from double glazing and gas central heating and stands with gardens to front and rear with parking and garage to side and an internal viewing is essential to appreciate the calibre of accommodation provided.

#### DETAILED ACCOMMODATION

Sealed double glazed door with original arched storm canopy over with quarry tiled floor, exposed brickwork and inset lantern light leading to;

#### ENTRANCE HALL

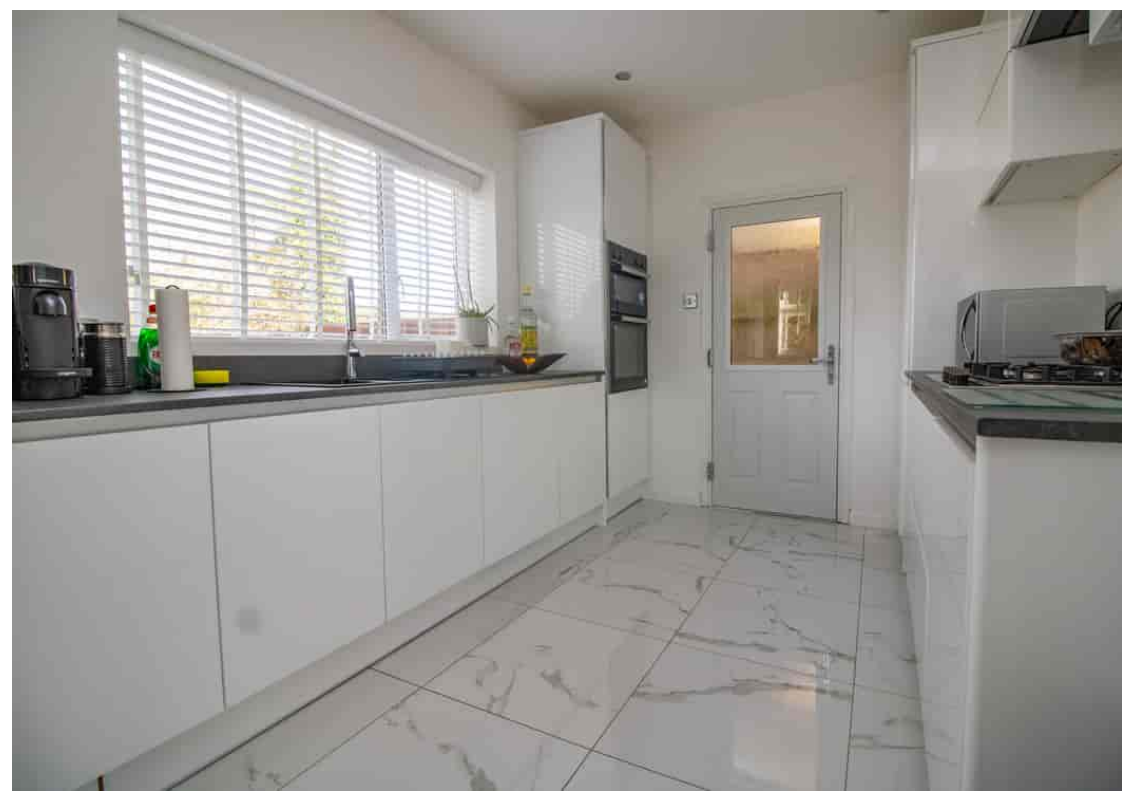
Stairs leading to first floor accommodation, radiator, inset spotlights, private door to garage, Italian marble effect floor tiles.

#### LOUNGE

12' 4" x 10' 8" (3.76m x 3.25m) Dual aspect sealed double glazed windows, TV point, inset spotlights, radiator

#### KITCHEN/DINING ROOM

26' 0" x 10' 5" (7.92m x 3.17m) Fitted in an extensive range of soft close units comprising one and a half enamel bowl sink unit with cupboards under, matching range of base units with work surfaces over with matching upturn, complimentary wall mounted eye level cupboards, integrated dishwasher and fridge/freezer, built in oven, grill and five piece gas burner with extractor fan over set in matching hood, UPVC sealed double glazed window and French doors to rear aspect, inset spotlights, Italian Marble effect floor tiles, radiators, sealed double glazed door to side aspect.





## FIRST FLOOR LANDING

Treble aspect UPVC sealed double glazed picture windows providing an abundance of natural light, boiler cupboard, open plan aspect to;

## STUDY AREA

5' 8" x 5' 1" (1.73m x 1.55m) 5' 8" x 5' 1" (1.73m x 1.55m) UPVC sealed double glazed window.

## BEDROOM 1

10' 11" x 10' 4" (3.33m x 3.15m) Dual aspect UPVC sealed double glazed windows, radiator, inset spotlights

## BEDROOM 2

9' 11" x 8' 11" (3.02m x 2.72m) Dual aspect UPVC sealed double glazed windows, radiator, inset spotlights

## BEDROOM 3

9' 4" x 8' 11" (2.84m x 2.72m) UPVC sealed double glazed window, radiator.

## CLOAKROOM

Low level WC, tiled flooring, half tiled wall

## BATHROOM

8' 3" x 7' 4" (2.51m x 2.24m) Three piece suite comprising tiled shower cubicle, free standing bath with mixer tap over and vanity sink unit, UPVC sealed double glazed window, heated towel rail, matching Italian marble effect floor and wall tiles.

## OUTSIDE

Patio garden to front with dwarf wall frontage, ornamental gated access to tarmac parking and garage to side. Patio and lawn garden to rear with well stocked evergreen and floral beds, pathway leading to further rear patio area

## VIEWING

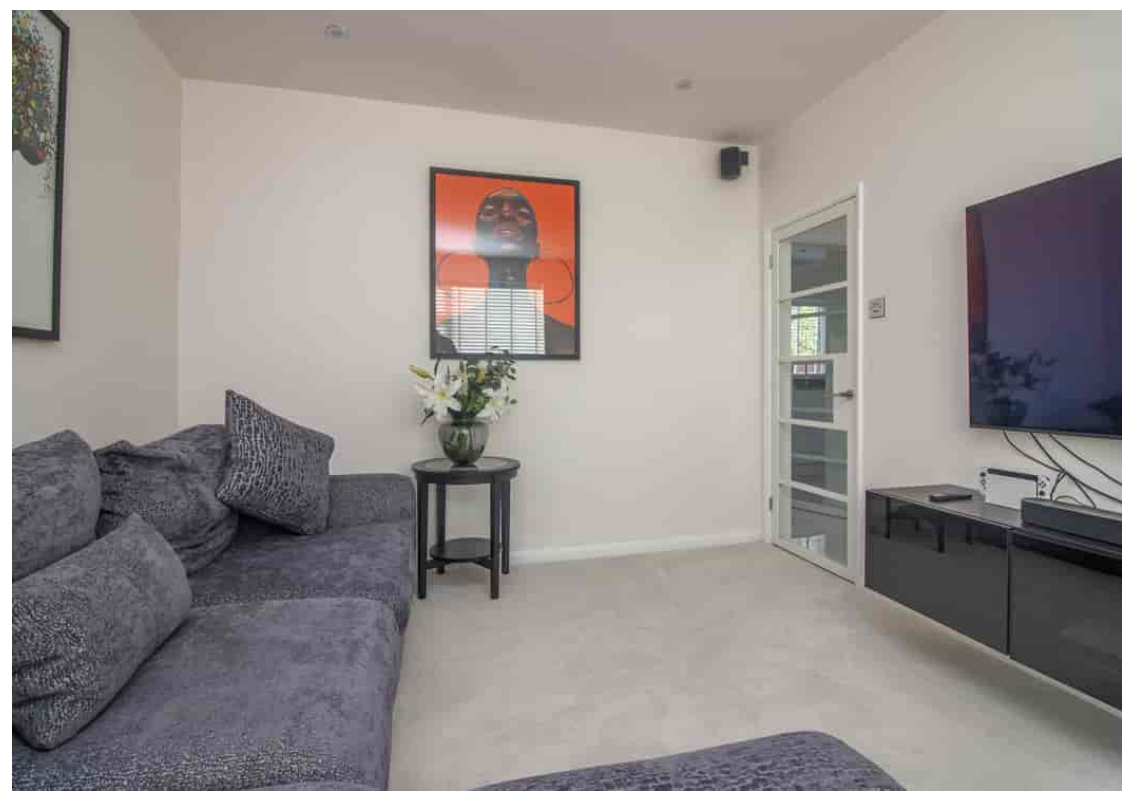
Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed.









### **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

### **COUNCIL TAX BAND**

Oadby & Wigston D

### **EPC RATING**

D

### **TENURE**

Freehold

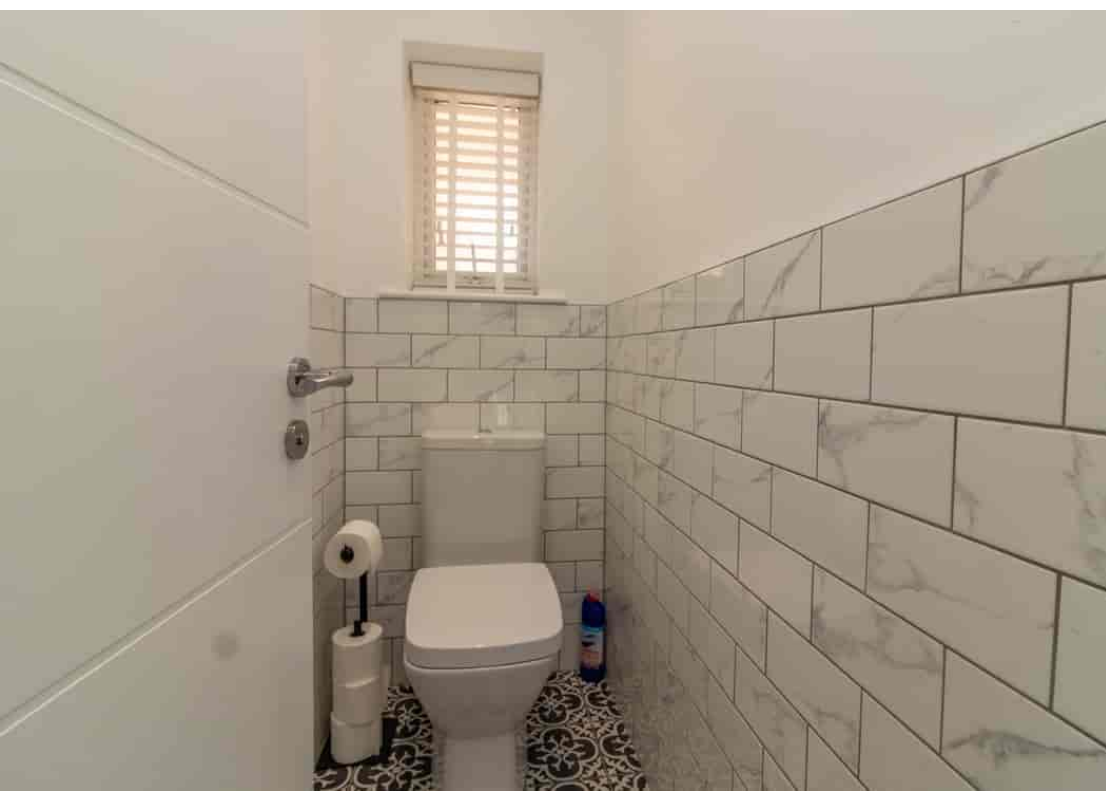
### **FLOOR PLANS**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

### **IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

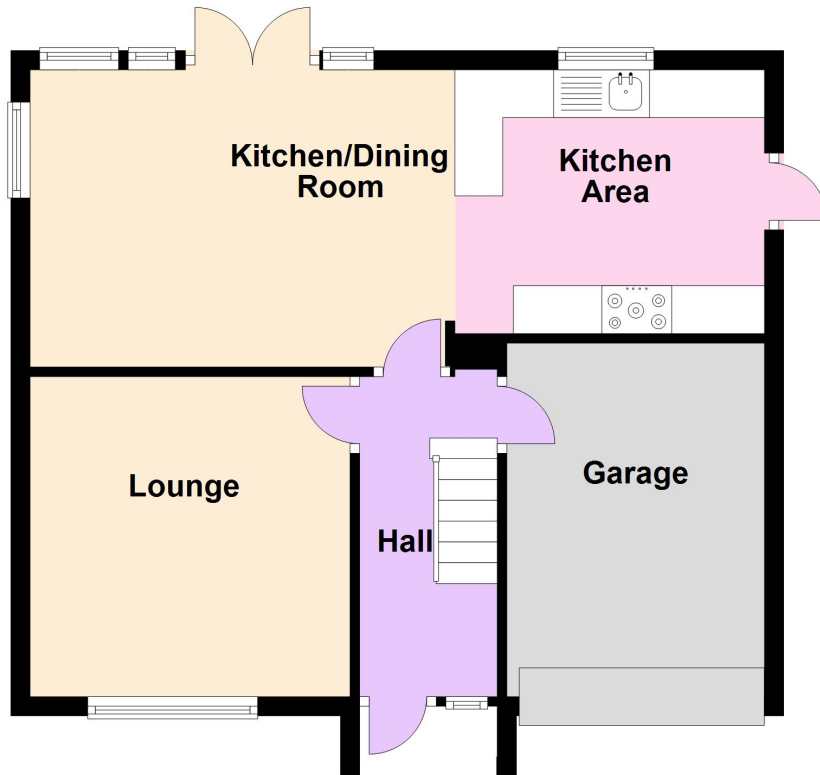






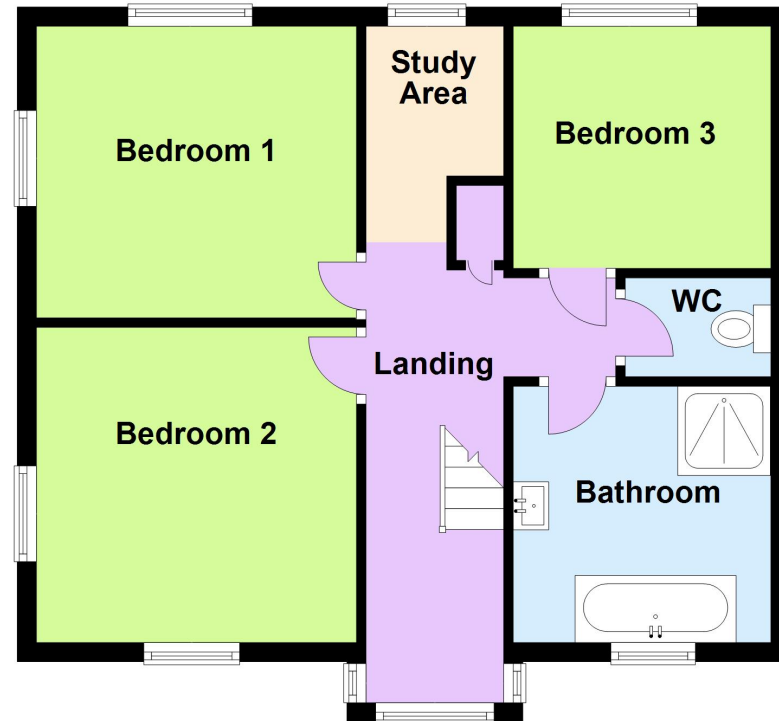
## Ground Floor

Approx. 51.1 sq. metres (549.5 sq. feet)



## First Floor

Approx. 50.2 sq. metres (540.5 sq. feet)



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

