



2 Hawthorn Grove, Oadby, Leicester LE24ED

MOORE  
& YORK





### Property at a glance:

- Executive Detached Family Home
- Stunning Gardens Approaching 0.7 Acres
- Potential Development Subject To Planning Consents
- Lounge & Dining Room
- Study, Family Room & Conservatory
- Four Bedrooms
- Family Bathroom & Two En-Suites

Asking Price £1,200,000



Standing on a stunning corner plot approaching 0.7 acres we are pleased to offer for sale this Executive detached family home set at the head of this exclusive small cul-de-sac in the heart of the sought after suburb of Oadby. This lovely family home benefits from gas heating and double glazing and the spacious well planned accommodation briefly comprises reception hall, lounge, dining room, study, family room, conservatory, utility room and two cloakrooms/WCs and to the first floor galleried landing master bedroom with en-suite, three further bedrooms one with a en-suite and family bathroom and stands on this amazing corner plot offering great potential for further development(STP) with ample parking and detached double garage. Viewing is essential as rarely do properties in such extensive grounds come to the market.

### DETAILED ACCOMMODATION

Hardwood and leaded light glazed door with storm porch over leading to

#### RECEPTION HALL

Stairs leading to first floor accommodation, under stairs cupboard, double radiator, cloaks cupboard with sealed double glazed window

#### CLOAKROOM/WC

Low level WC and pedestal wash hand basin, tiled throughout, radiator, sealed double glazed window



### LOUNGE

26' 7" x 12' 11" (8.10m x 3.94m) Sealed double glazed bay window to front aspect, TV point, double radiators, coal effect gas fire set in marble effect surround, UPVC sealed double glazed french doors to rear gardens, archway leading to

### DINING ROOM

12' 11" x 10' 8" (3.94m x 3.25m) Double radiator, UPVC sealed double glazed bay window











## KITCHEN

15' 10" x 11' 2" (4.83m x 3.40m) Fitted in an extensive range of units comprising sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complimentary wall mounted eye level cupboards, integrated fridge, freezer and dishwasher, built in Neff double oven and four piece gas hob with extractor fan over set in matching hood, glazed display cabinets, breakfast bar, tiled splash backs, archway leading to

## FAMILY ROOM

14' 8" x 9' 8" (4.47m x 2.95m) Tiled floor, double radiator, french doors leading to

## CONSERVATORY

14' 10" x 9' 5" (4.52m x 2.87m) Radiator, UPVC sealed double glazed windows overlooking stunning gardens

## STUDY

9' 6" x 7' 9" (2.90m x 2.36m) Radiator, sealed double glazed window, fitted desk unit with matching eye level cupboards

## UTILITY ROOM

6' 7" x 5' 10" (2.01m x 1.78m) Sink unit with cupboards under, utility space with plumbing for washing machine, wall mounted gas boiler, radiator, tiled splash backs, sealed double glazed door to rear garden

## CLOAKROOM/WC

Comprising low level WC and pedestal wash hand basin, radiator, tiled floor, tiled throughout

## FIRST FLOOR GALLERIED LANDING

Radiator, access to loft space, walk in airing cupboard

## BEDROOM ONE

12' 11" x 12' 11" (3.94m x 3.94m excluding dressing area and wardrobe) Built in wardrobes, sealed double glazed window, radiator

## EN-SUITE

8' 10" x 7' 11" (2.69m x 2.41m) Four piece suite comprising tiled shower cubicle, pedestal wash hand basin, low level WC and bidet set in bathroom unit, sealed double glazed window, tiled splash backs

## BEDROOM TWO

11' 5" x 9' 9" (3.48m x 2.97m excluding wardrobe) Fitted and built in wardrobes, radiator, sealed double glazed window

## EN-SUITE

8' 1" x 4' 5" (2.46m x 1.35m)















### BEDROOM THREE

12' 11" x 8' 11" (3.94m x 2.72m excluding wardrobe)  
Fitted and built in wardrobes, sealed double glazed window, radiator

### BEDROOM FOUR

10' 11" x 9' 3" (3.33m x 2.82m excluding wardrobe)  
Radiator, sealed double glazed window, fitted wardrobe

### FAMILY BATHROOM

9' 4" x 8' 7" (2.84m x 2.62m) 9' 5" x 8' 8" (2.87m x 2.64m) Five piece suite comprising panelled bath, tiled shower cubicle, pedestal wash hand basin, low level WC and bidet, heated towel rail, bathroom unit, large tiled throughout, sealed double glazed window,

### OUTSIDE

### 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, and an alarm system is fitted.

### VIEWING

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



















## **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.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

Oadby & Wigston G

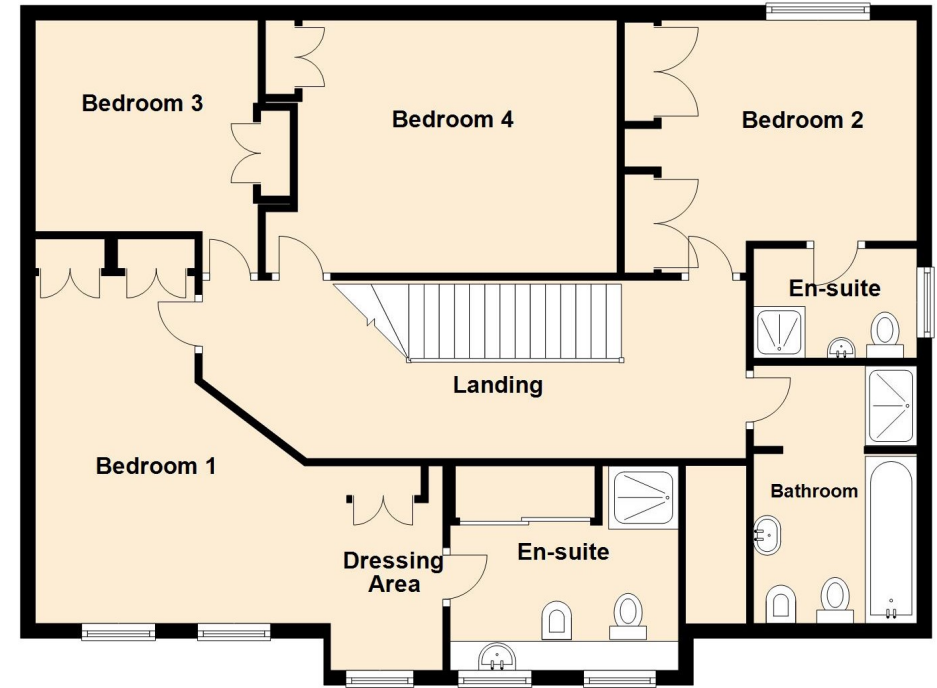
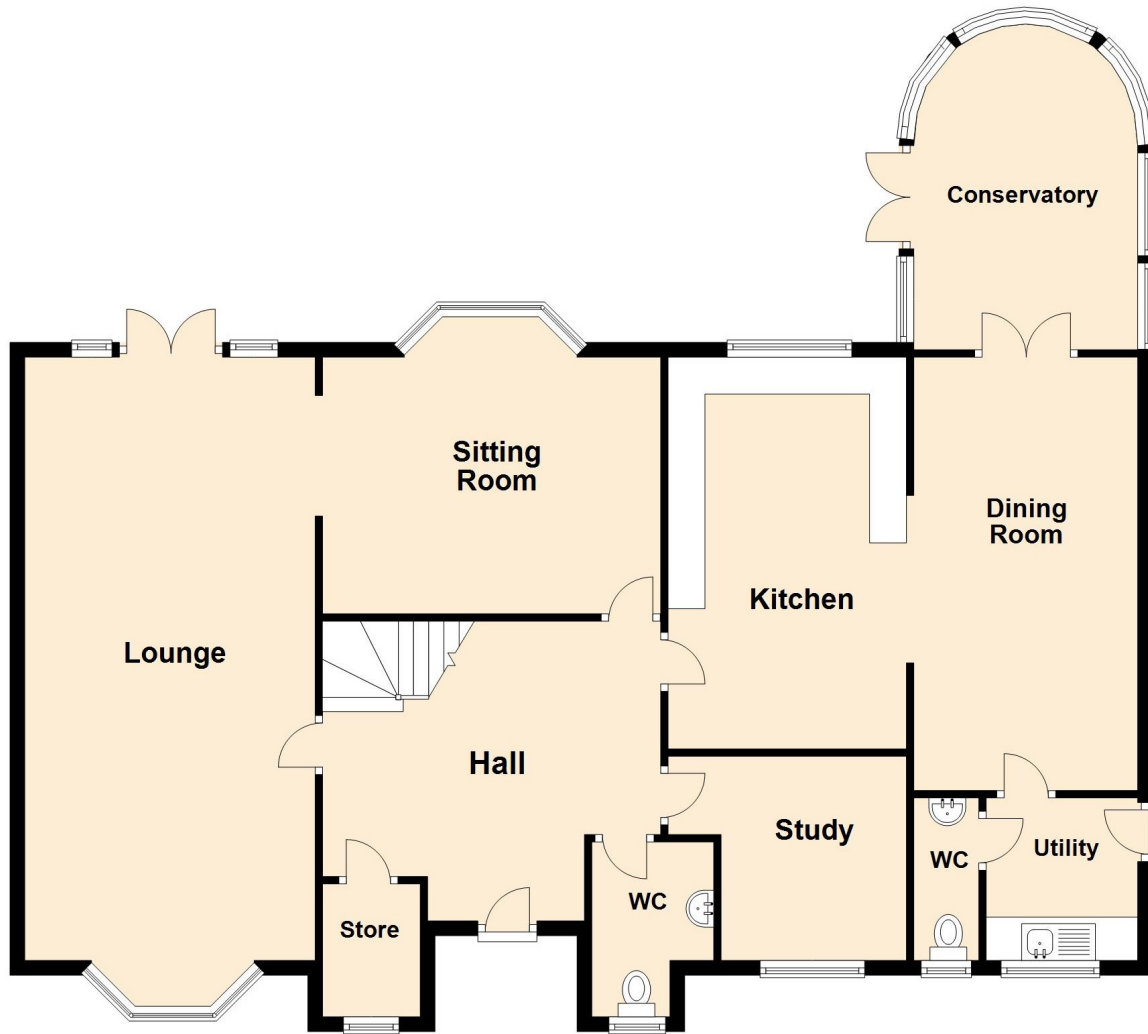
## **FLOOR PLANS**

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.





**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



