



43 Launde Road, Oadby, Leicester, LE24HH

MOORE
& YORK



Property at a glance:

- Beautifully Presented Extended Family Home
- Feature 35ft Kitchen/Dining/Living Room
- Two En-Suites & Family Bathroom
- Four Bedrooms
- Well Presented Gardens
- Close To Sought After Schooling
- Gas Central Heating & D\G
- Ample Parking & Garage
- Viewing Essential

Asking Price £695,000



Beautifully presented detached family home situated in the highly popular town of Oadby which offers its own community atmosphere to include sought after schooling and a great selection of shopping and leisure facilities. The property has been extended and refurbished with great care and attention by the present owner to now offer extensive accommodation of the highest standard which briefly comprises to the ground floor entrance porch, spacious entrance hall, lounge, dining room feature extended 35ft long kitchen/living room with extensive range of newly fitted soft close units with integrated appliances, utility room and WC and to the first floor landing/study area, two bedrooms with en-suites, two further bedrooms and luxury family bathroom and stands with stunning landscaped gardens to rear incorporating large patio area, well manicured formal shaped lawns and corner seating areas and ample block paved parking to front for four cars leading to integral garage to side. An internal viewing is essential to appreciate the quality of accommodation offered by this fabulous home which would ideally suit the growing family.

DETAILED ACCOMMODATION

Composite sealed double glazed door with UPVC sealed double glazed side panel leading to:

ENTRANCE PORCH

Coat rack, shoe storage, hardwood and glazed door leading to;

SPACIOUS ENTRANCE HALL

Stairs leading to first floor accommodation, vertical radiator.

LOUNGE

16' 4" x 14' 7" (4.98m x 4.45m) UPVC sealed double glazed picture to front providing an abundance of natural light, radiator, TV point, glazed double doors leading to;

DINING ROOM

16' 4" x 9' 2" (4.98m x 2.79m) Radiator, glazed double doors leading to;

KITCHEN/LIVING ROOM

34' 8" x 13' 2" (10.57m x 4.01m) Fitted in extensive range of soft close gloss units comprising sink unit with cupboards under, matching range of base units with work surfaces over with matching upturn, and drawers and cupboards under, complimentary wall mounted eye level cupboards, tall larder cupboards, built in Zanussi oven/grill and microwave, integrated fridge/freezer and dishwasher, central island with ceramic four piece induction hob and cupboards below, radiator, breakfast bar, London grey large polished porcelain tiled flooring, sealed double glazed velux windows providing natural light, UPVC sealed double glazed window and two french doors providing access and overlooking the beautiful landscaped gardens.





UTILITY AREA

Work Surface with utility space under with plumbing for automatic washing machine, Worcester wall mounted central heating boiler, private door to garage, London grey large polished porcelain tiled flooring.

WC

Low level WC and wash hand basin, radiator, London grey large polished porcelain tiled flooring.

FIRST FLOOR LANDING

Providing and recess study area with UPVC sealed double glazed window, radiator, access to loft space.

BEDROOM 1

11' 4" x 9' 8" (3.45m x 2.95m) UPVC sealed double glazed window to front aspect, radiator.

EN-SUITE SHOWER ROOM

9' 8" x 7' 2" (2.95m x 2.18m) Three piece suite comprising fully large tiled walk in shower, pedestal wash hand basin and low level WC, matching tiling throughout, heated towel rail.

BEDROOM 2

10' 4" x 9' 2" (2.95m x 2.77m) UPVC sealed double glazed window to front aspect, radiator, walk in cupboard.

BEDROOM 3

9' 8" x 8' 2" (2.95m x 2.49m) Radiator, UPVC sealed double glazed window to rear aspect overlooking gardens

EN-SUITE SHOWER ROOM

Three piece suite comprising fully large tiled shower cubicle, pedestal wash hand basin and low level WC, matching tiling throughout, heated towel rail.

BEDROOM 4

9' 8" x 9' 1" (2.49m x 2.18m) Radiator, UPVC sealed double glazed window to front aspect.

BATHROOM

8' 2" x 7' 2" (2.49m x 2.18m) Luxury suite comprising his and hers vanity sink unit with cupboards and draws under, panelled bath with monsoon shower over and low level WC, vertical chrome radiator, UPVC sealed double glazed window.

OUTSIDE

Beautifully presented landscape garden to rear incorporating extensive patio area ideal for entertainment leading to well manicured lawns with Y shaped pebbled pathway leading to corner seating areas, extensive block paved parking for four cars to front leading to side integral garage.

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 D



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.

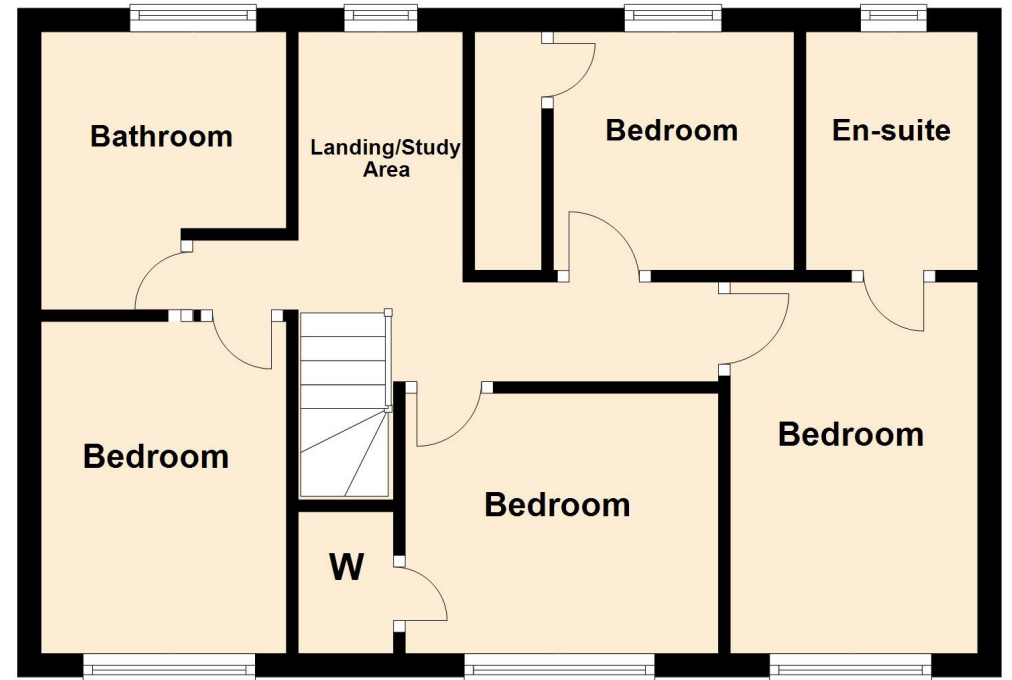
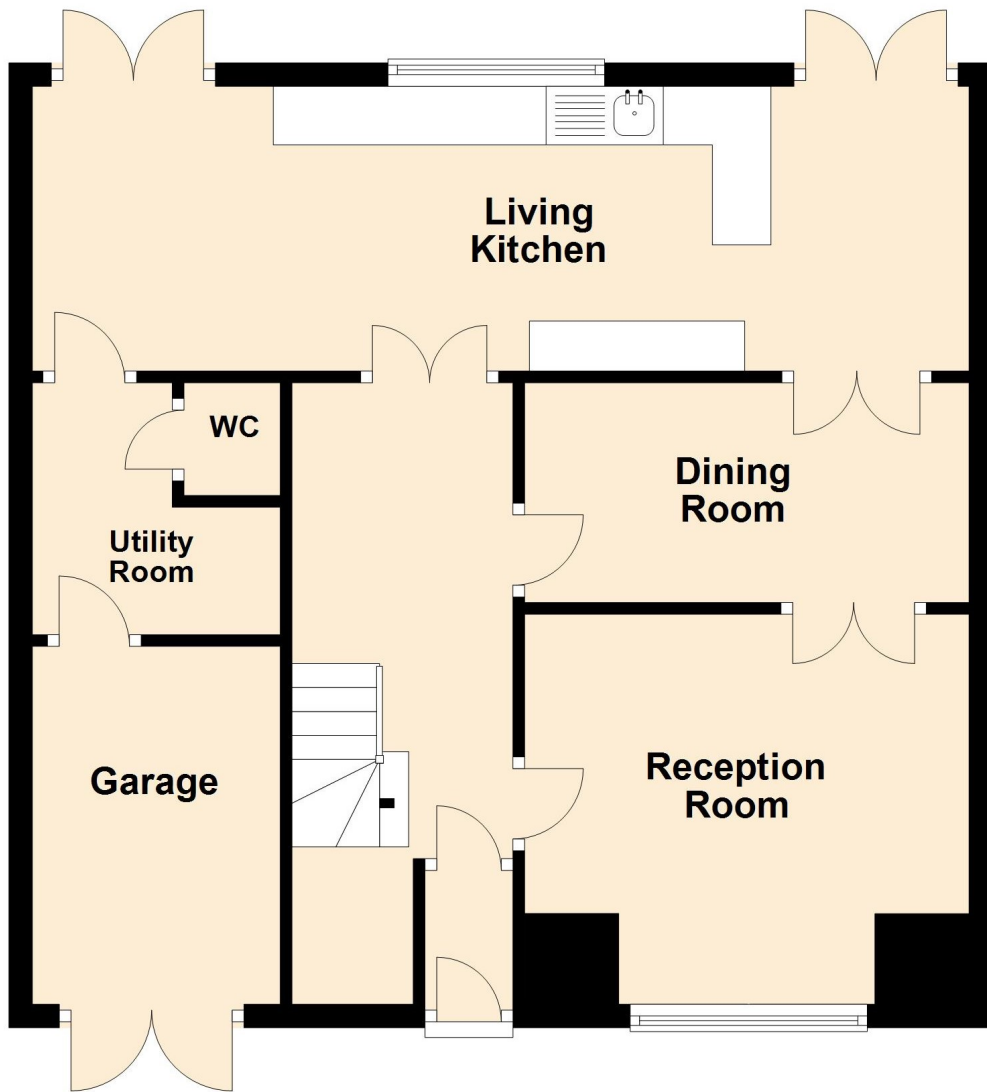
IMPORTANT INFORMATION

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

