



62 Ringers Spinney, Oadby, Leicester. LE2 2HA

- Five Bedroom Detached Property With Generous Garden Plot
- Located In Highly Sought After Location
- Entrance Porch, Entrance Hall, WC, Breakfast Kitchen
- Dining Room, Full Width Living Room To The Rear
- Landing, Four Bedrooms, Family Bathroom
- En Suite Shower/Wc to Master Bedroom
- Good Size Second Floor Loft/Games Room
- Ample Car Standing On Front Driveway, Tandem Garage
- Superb Private Large Rear Garden, Viewing Essential to Appreciate Potential
- EPC Rating D & Council Tax Band E



PROPERTY DESCRIPTION

Detached family home in one of Oadbys most sought after locations. Situated on the corner of The Fairway and Ringers Spinney the property sits on a generous plot and offers great potential subject to necessary consents. Lived in by the present owners for approaching 50 years, properties in this location rarely come to the market. Comprising of entrance porch, generous entrance hall with feature wood flooring, stairs to the first floor, cloaks/wc. Front breakfast kitchen with a range of base and wall units and side access door, dining area with open access to the full width rear living area with sliding doors leading out to the garden. To the first floor the landing gives access to four bedrooms and a family bathroom. The master bedroom is a good size and overlooks the rear garden, it also has the benefit of an en suite shower/wc. Further stairs from the landing lead upto the second floor loft/games room with two rear elevation windows along with a store and further eaves storage. Externally the property is set back on the corner and provides ample car standing to the front leading to a side tandem garage. The rear garden is extensive and has a patio leading down onto the large lawn with mature trees and feature pond. Viewing comes highly recommended to appreciate the position and potential of the property. EPC rating is D, Council tax is band E.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

9' 0" x 15' 2" (2.74m x 4.62m)

Cloaks/Wc

Living Room

18' 10" x 11' 10" (5.74m x 3.61m)

Dining Are

9' 5" x 7' 10" (2.87m x 2.39m)

Breakfast Kitchen

11' 11" x 9' 4" (3.63m x 2.84m)

Landing

Master Bedroom

15' 3" x 11' 10" (4.65m x 3.61m)

En Suite Shower/Wc

7' 8" x 3' 2" (2.34m x 0.97m)

Bedroom

16' 4" x 8' 2" (4.98m x 2.49m)

Bedroom

9' 4" x 8' 10" plus ent rec (2.84m x 2.69m)

Bedroom

9' 0" x 8' 5" (2.74m x 2.57m)

Family Bathroom

7' 10" x 6' 3" (2.39m x 1.91m)

Second Floor Loft/Games Room

16' 4" x 15' 9" Part Restricted Height (4.98m x 4.80m)

External

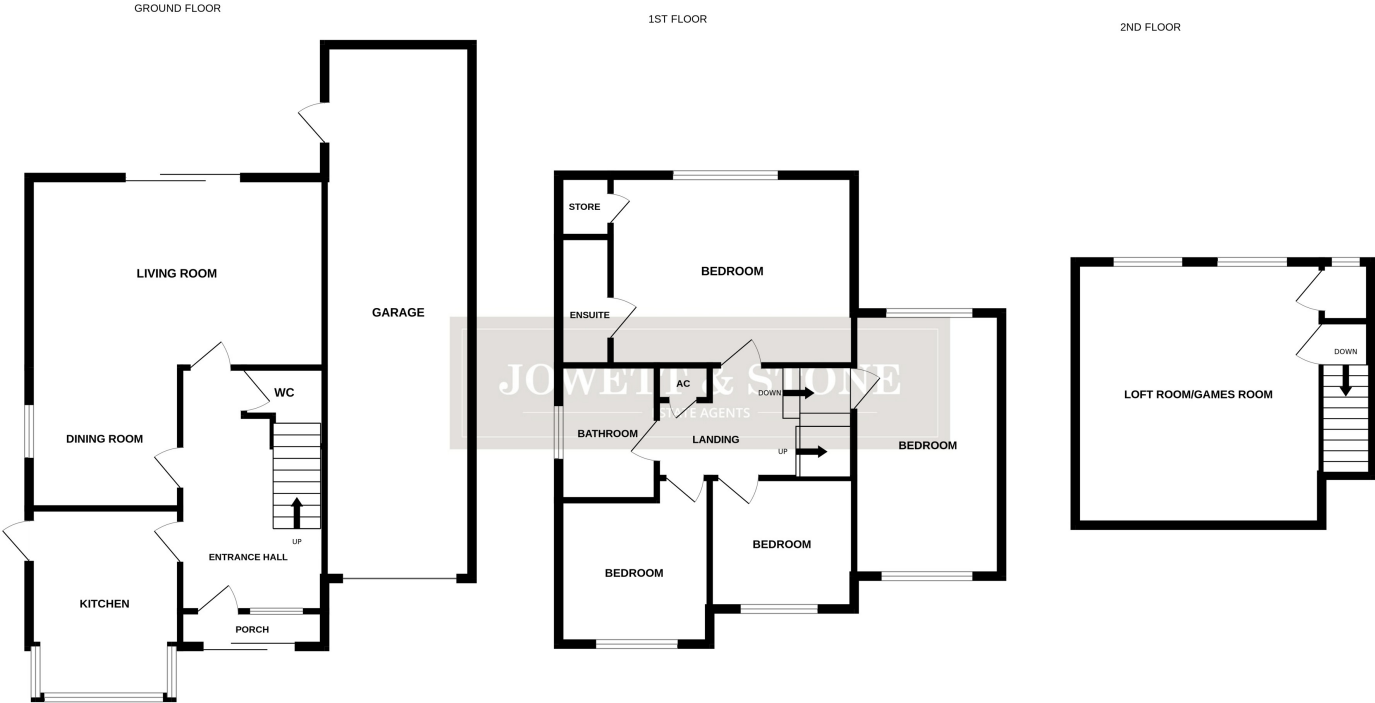
Tandem Garage

9' 2" max x 34' 0" (2.79m x 10.36m)

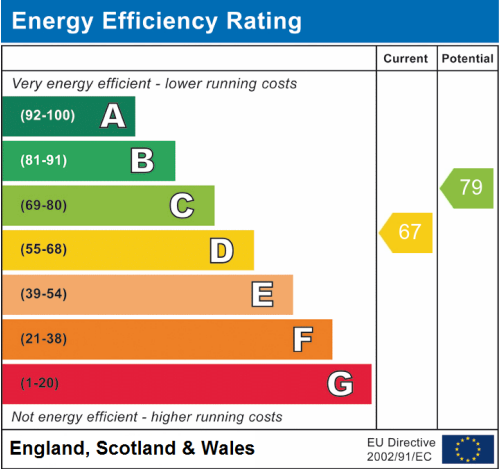
Rear Garden



FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk