



FOR SALE

3 Bed Detached Bungalow in Coombe Rise, Oadby, LE2 5TU

Offers Over £325,000



PROPERTY FEATURES

- No Chain
- Detached Garage
- Detached Bungalow
- Beautiful Rear Garden
- Prime Location
- Large Lounge/Diner
- Three Bedrooms
- Wet Room
- Good Size Plot
- Call To View

FULL DESCRIPTION

SUMMARY

*** No Chain *** Prime position both for location to excellent high schools and the actual plot itself. The bungalow sits on a very well sized and well laid out plot giving scope for improvement, alteration and addition (STPP). The accommodation comprises porch, entrance hall, spacious lounge diner, kitchen, three bedrooms, wet room, well maintained front and rear gardens, ample off road parking and detached garage.

PORCH

ENTRANCE HALL

With storage cupboard, thermostat, radiator and access to the loft. The loft has a drop down ladder.

LOUNGE/DINER

23' 2" x 13' 2" (7.06m x 4.01m) With telephone point, two radiators, window to the front elevation and patio doors to the rear garden.

KITCHEN

12' 7" x 8' 6" (3.84m x 2.59m) Comprising base and wall mounted units with work surfaces, sink unit and drainer, gas cooker point, plumbing for washing machine, tiled splash backs, window to the rear elevation and door to the rear garden.

BEDROOM ONE

14' 3" x 10' 9" (4.34m x 3.28m) With coving to the ceiling, window to the front elevation and radiator.

BEDROOM TWO

11' 11" x 11' 1" (3.63m x 3.38m) With built in wardrobes, radiator and window to the rear elevation.



Phillips George



BEDROOM THREE

10' 9" x 8' 6" (3.28m x 2.59m) With built in wardrobes, window to the front elevation and radiator.

WET ROOM

8' 6" x 6' 9" (2.59m x 2.06m) Being fully tiled and comprising shower area, wash hand basin, low flush w.c., airing cupboard housing the boiler, extractor fan, radiator and window to the rear elevation.

OUTSIDE

The front of the property is laid to lawn with flower borders and shrubs. There is a driveway which runs from the front all along the side of the property and leading to the detached garage. The garage has an up and over door and courtesy door to the rear garden. The rear garden is beautifully maintained. It is mainly laid to lawn with flower borders, fruit trees, patio area, outside tap, gated side access and a fenced surround.

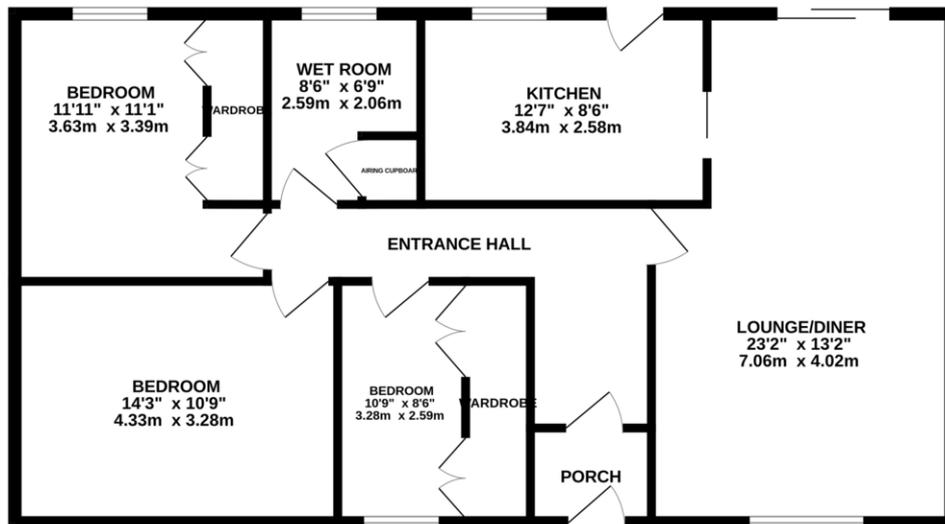




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

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.
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