

## Honeywell Close Oadby Leicester LE2 5QP



**£190,000 No Upward Chain**

Set within a popular over fifty-fives development close to the heart of Oadby town centre, this attractive and well presented bungalow is positioned on the fringes of the development with a pleasant outlook to the front and rear. The property is available with No Upward Chain and would make a comfortable home. The accommodation includes an entrance hall, sitting room, fitted kitchen, two bedrooms and shower room. Outside enjoys attractive communal gardens and communal parking.

The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.



**Gas Central Heating, Double Glazing**

**Entrance Hall, Generous Size Sitting Room, Fitted Kitchen**

**Two Bedrooms & Shower Room**

**Attractive Communal Gardens, Communal Parking**

### **Entrance Hall**

With cloaks cupboard, loft access with pull down ladder leading to useful boarded loft space, radiator.

### **Sitting Room 13'10" x 12'6"**

A generous size sitting room with double glazed doors to rear patio garden, TV point, radiator.

### **Fitted Kitchen 10'2" x 7'3"**

With double glazed window to the rear elevation, kitchen comprises: one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in electric oven and Neff hob with stainless steel chimney hood over, built-in fridge and freezer, built-in washing machine/dryer, built-in cupboard, flip-up breakfast bar.

### **Bedroom One 10'9" x 8'8"**

With double glazed window to the front elevation, built-in mirrored wardrobes, TV point, radiator.

### **Bedroom Two 7'1" x 7'4"**

With double glazed window to the front elevation, radiator.



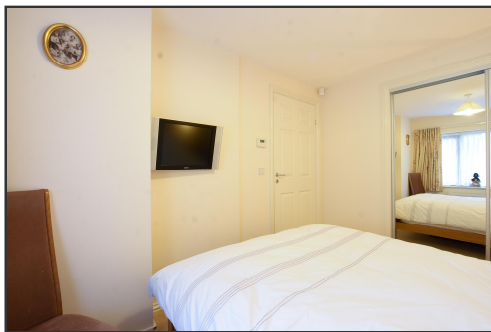
### **Shower Room 7'4" x 6'8"**

With double shower cubicle, low-level WC, wash hand basin, shaver point, extractor fan, lino floor, airing cupboard, heated chrome towel rail.

### **Outside**

The property has access to a patio area to the rear, which overlooks well maintained, established and attractive grounds. The property also benefits from an attractive outlook to the front with nearby gated access leading to Oadby's parade and shops.

**VALUATIONS:** If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.

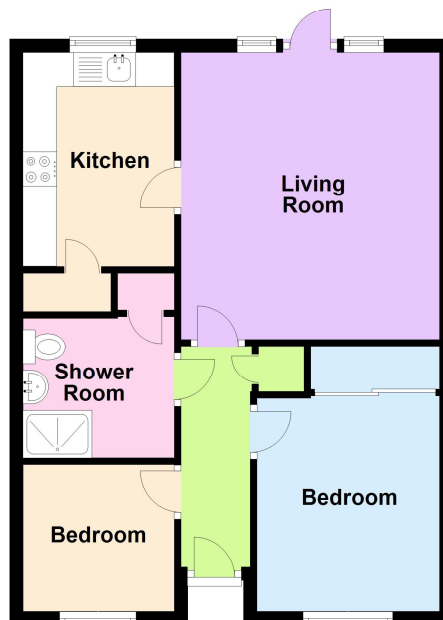


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Energy Efficiency Rating	
Current Rating – C 74	Potential Rating – B 90

### Ground Floor



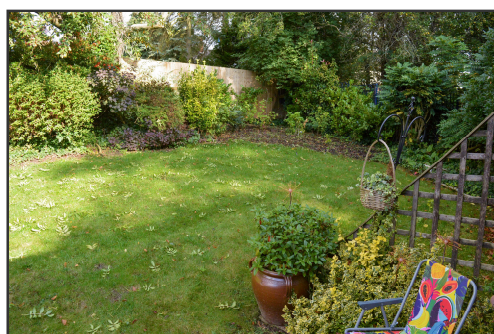
### Important Note:

The floor plans are **NOT TO SCALE**, and are intended for use as a guide to the layout of the property only. They should NOT be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

### IMPORTANT NOTE

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements.

WE HAVE NOT TESTED ANY MAINS SERVICES, GAS OR ELECTRIC APPLIANCES OR FIXTURES AND FITTINGS MENTIONED IN THESE DETAILS, THEREFORE, PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES BEFORE COMMITTING TO PURCHASE. INTENDING PURCHASERS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE TO THE CORRECTNESS OF THE STATEMENTS CONTAINED IN THESE PARTICULARS. KNIGHTSBRIDGE ESTATE AGENTS & VALUERS (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'



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