



48 Oakwood Road, Leicester  
£270,000

MOORE  
& YORK



## 48 Oakwood Road

Leicester, Leicester

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- THREE STOREY SEMI DETACHED FAMILY HOME
- GROUND FLOOR UTILITY ROOM & CLOAKROOM/WC
- FIRST FLOOR KITCHEN?BREAKFAST ROOM & LOUNGE DINING ROOM
- MASTER BEDROOM WITH EN-SUITE
- TWO FURTHER BEDROOMS & FAMILY BATHROOM
- NO ONWARD CHAIN
- GAS HEATING & DOUBLE GLAZING
- PARKING & GARAGE
- EASY ACCESS LOCAL FACILITIES
- EASILY MAINTAINABLE GARDEN



#### **DETAILED ACCOMODATION**

Sealed double glazed door leading to;

#### **ENTRANCE PORCH**

Hardwood door leading to:

#### **ENTRANCE HALL**

Stairs leading to first floor accommodation, private door to garage, under stairs storage, radiator.

#### **CLOAKROOM/WC**

Low level WC and wash hand basin, radiator.

#### **UTILITY ROOM**

15' 9" x 8' 1" (4.80m x 2.46m)

Comprising sink unit with cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, tiled splash backs, ample white good space

#### **FIRST FLOOR LANDING**

Stairwell leading to second floor accommodation, radiator.

#### **KITCHEN/BREAKFAST ROOM**

15' 9" x 9' 10" (4.80m x 3.00m)

Comprising sink unit with cupboards under, matching base units with work surfaces over drawers and cupboards under, complementary wall mounted eye level cupboards, built in oven and four piece gas hob with extractor fan over set in matching hood, UPVC sealed double glazed window, UPVC sealed double glazed French doors to rear garden.

#### **LOUNGE/DINING ROOM**

17' 7" x 15' 10" (5.36m x 4.83m)

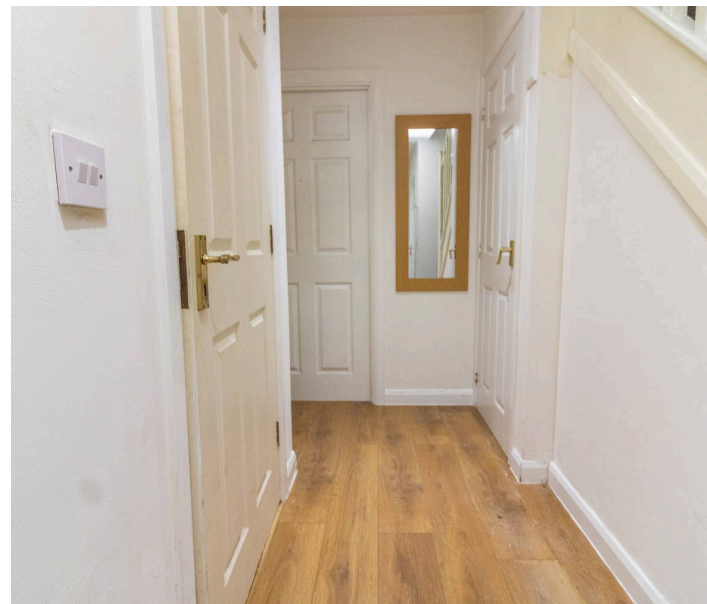
UPVC sealed double glazed windows, radiators, TV point.

#### **SECOND FLOOR LANDING**

Access to loft space, boiler cupboard.

#### **BEDROOM 1**

10' 0" x 9' 10" (3.05m x 3.00m)





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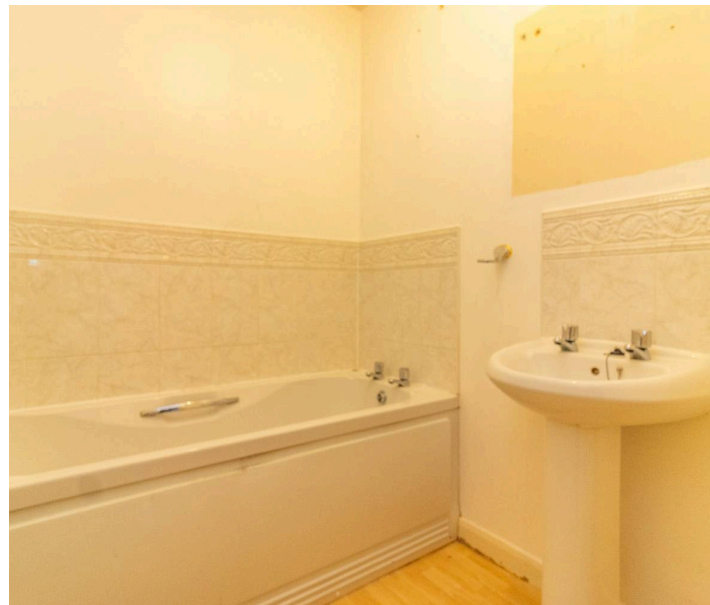
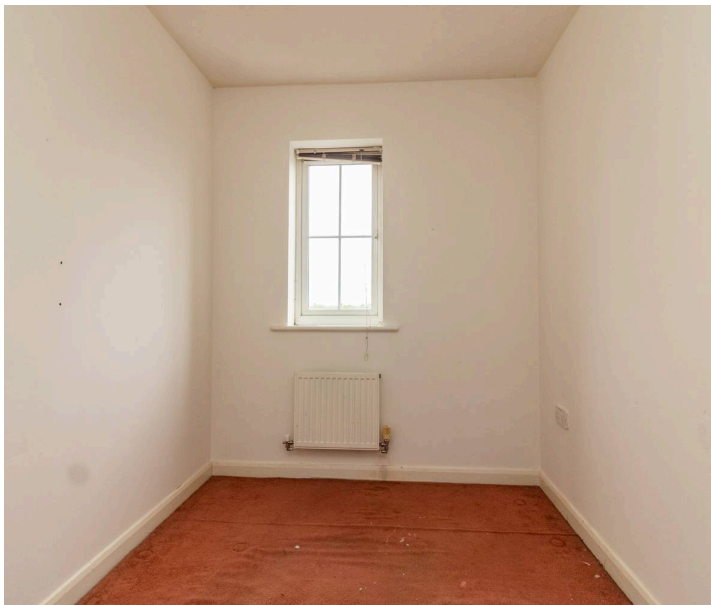




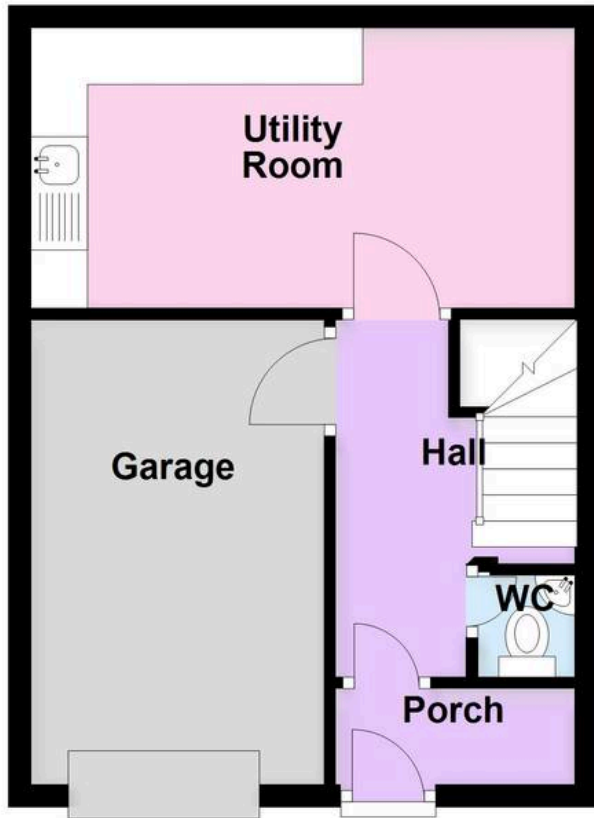
**REAR GARDEN**

**GARAGE**

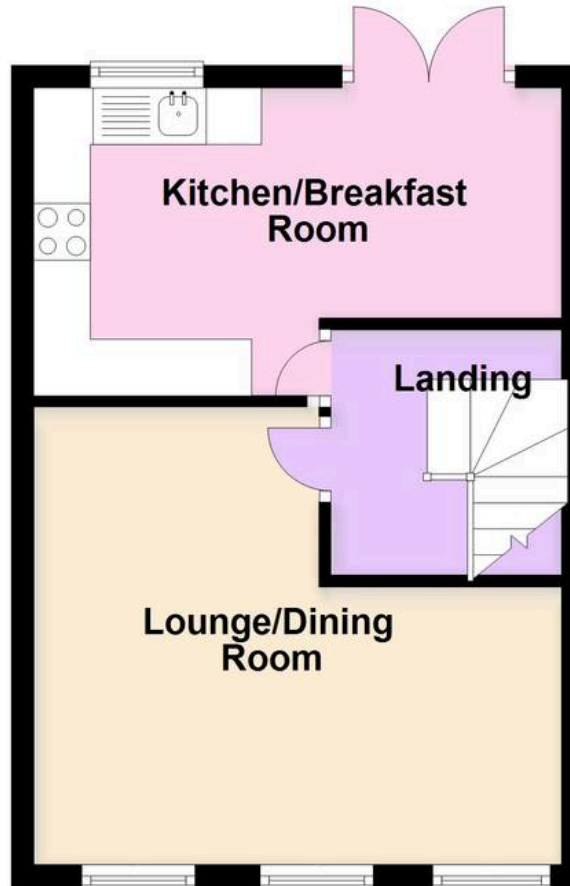
Single Garage



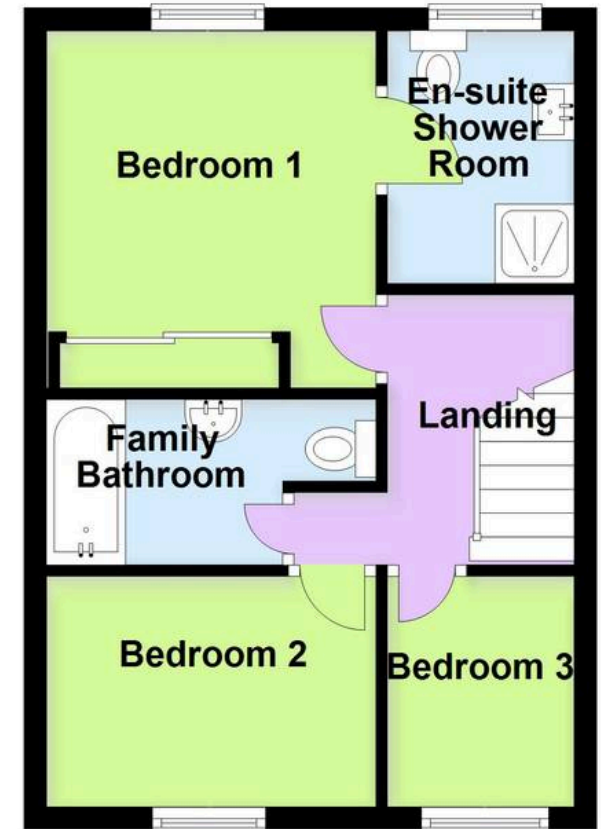
**Ground Floor**



**First Floor**



**Second Floor**





## Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

[sales@mooreandyork.co.uk](mailto:sales@mooreandyork.co.uk)

[www.mooreandyork.co.uk](http://www.mooreandyork.co.uk)

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