



32 Waveney Rise, Oadby
Leicester

£250,000



32 Waveney Rise

Oadby, Leicester

Council Tax band: C

Tenure: Freehold

- JELSON SEMI DETACHED HOME
- EXCELLENT POTENTIAL
- ENTRANCE HALL, LOUNGE/DINING ROOM & KITCHEN
- THREE BEDROOMS & SHOWER ROOM
- UPVC DOUBLE GLAZING THROUGHOUT
- GARDENS TO FRONT AND REAR
- AMPLE PARKING & DETACHED GARAGE
- EASY ACCESS WELL RENOWNED SCHOOLS
- NO ONWARD CHAIN



DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, electric heater, cloaks cupboard.

L-SHAPED LOUNGE/DINING ROOM

21' 0" x 14' 2" (6.40m x 4.32m)

UPVC sealed double glazed window, display fire and surround, electric storage heater, TV point, UPVC sealed double glazed sliding patio doors to rear garden.

KITCHEN

9' 4" x 7' 9" (2.85m x 2.36m)

Comprising single drainer 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, shelved pantry UPVC sealed double glazed window, UPVC sealed double glazed door to side aspect.

FIRST FLOOR LANDING

Access to loft pull down ladder, electric heater, UPVC sealed double glazed window.

BEDROOM 1

10' 6" x 10' 4" (3.20m x 3.15m)

UPVC sealed double glazed window.

BEDROOM 2

10' 0" x 7' 3" (3.05m x 2.21m)

UPVC sealed double glazed window

BEDROOM 3

7' 3" x 6' 7" (2.21m x 2.01m)

UPVC sealed double glazed window.

SHOWER ROOM

7' 8" x 6' 4" (2.34m x 1.93m)

Three piece suite comprising tiled corner shower cubicle, vanity sink unit and low level WC, UPVC sealed double glazed window





DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, electric heater, cloaks cupboard.

L-SHAPED LOUNGE/DINING ROOM

21' 0" x 14' 2" (6.40m x 4.32m)

UPVC sealed double glazed window, display fire and surround, electric storage heater, TV point, UPVC sealed double glazed sliding patio doors to rear garden.

KITCHEN

9' 4" x 7' 9" (2.85m x 2.36m)

Comprising single drainer 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, shelved pantry UPVC sealed double glazed window, UPVC sealed double glazed door to side aspect.

FIRST FLOOR LANDING

Access to loft pull down ladder, electric heater, UPVC sealed double glazed window.

BEDROOM 1

10' 6" x 10' 4" (3.20m x 3.15m)

UPVC sealed double glazed window.

BEDROOM 2

10' 0" x 7' 3" (3.05m x 2.21m)

UPVC sealed double glazed window

BEDROOM 3

7' 3" x 6' 7" (2.21m x 2.01m)

UPVC sealed double glazed window.

SHOWER ROOM

7' 8" x 6' 4" (2.34m x 1.93m)

Three piece suite comprising tiled corner shower cubicle, vanity sink unit and low level WC, UPVC sealed double glazed window





DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to;

ENTRANCE HALL

Stairs leading to first floor accommodation, electric heater, cloaks cupboard.

L-SHAPED LOUNGE/DINING ROOM

21' 0" x 14' 2" (6.40m x 4.32m)

UPVC sealed double glazed window, display fire and surround, electric storage heater, TV point, UPVC sealed double glazed sliding patio doors to rear garden.

KITCHEN

9' 4" x 7' 9" (2.85m x 2.36m)

Comprising single drainer 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, shelved pantry UPVC sealed double glazed window, UPVC sealed double glazed door to side aspect.

FIRST FLOOR LANDING

Access to loft pull down ladder, electric heater, UPVC sealed double glazed window.



BEDROOM 1

10' 6" x 10' 4" (3.20m x 3.15m)

UPVC sealed double glazed window.

BEDROOM 2

10' 0" x 7' 3" (3.05m x 2.21m)

UPVC sealed double glazed window

BEDROOM 3

7' 3" x 6' 7" (2.21m x 2.01m)

UPVC sealed double glazed window.

SHOWER ROOM

7' 8" x 6' 4" (2.34m x 1.93m)

Three piece suite comprising tiled corner shower cubicle, vanity sink unit and low level WC, UPVC sealed double glazed window



GARDEN

Front and rear

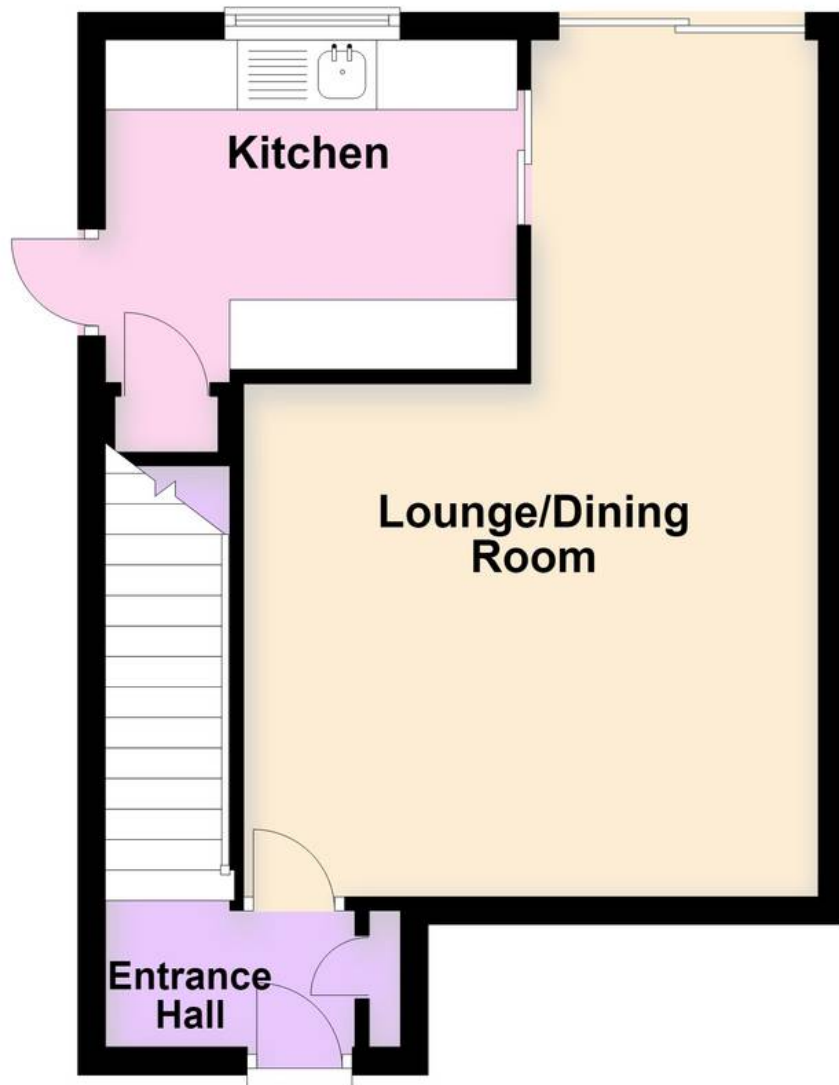
GARAGE

Single Garage

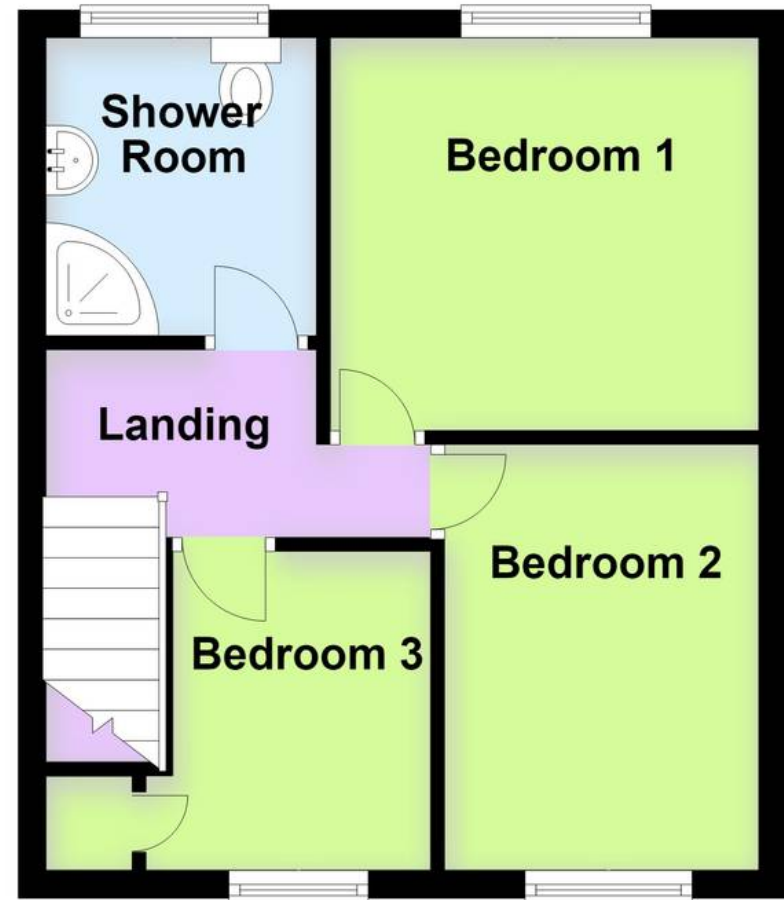
Parking and garage



Ground Floor



First Floor





Moore & York

61 Granby Street, Leicester - LE1 6FB

0116 2558666

sales@mooreandyork.co.uk

www.mooreandyork.co.uk

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.