



**FOR SALE**

**Offers In Region Of £250,000**

**2 Bed Semi-Detached Bungalow in Foxhunter Drive, Leicester LE2 5FF**



## PROPERTY FEATURES

- Two-bedroom semi-detached bungalow
- Sought-after Oadby location
- Close to local amenities and bus routes
- Bright and spacious lounge
- Conservatory overlooking the garden
- Useful loft room for additional space
- South-facing rear garden
- Driveway providing off-road parking
- Garage
- No onward chain!

## FULL DESCRIPTION

### SUMMARY

A light, bright and airy two-bedroom semi-detached bungalow, ideally positioned on Foxhunter Drive in the ever-popular area of Oadby, within easy reach of local amenities and well-served bus routes. This attractive home offers well-balanced accommodation throughout, including a covered entrance porch, welcoming hallway, a generous lounge filled with natural light, a fitted kitchen and a charming conservatory overlooking the garden. There are two comfortable bedrooms, a bathroom and the added benefit of a handy loft room, offering flexible additional space. Externally, the property enjoys a gravel driveway providing off-road parking, a front garden area and a garage. To the rear is a beautifully maintained, south-facing garden featuring a paved patio, decorative gravel sections, artificial lawn and established planting-ideal for relaxing or entertaining. Offered to the market with no onward chain, this is a fantastic opportunity to acquire a superb home in a sought-after location.

### COVERED PORCH

Accessed via a UPVC double glazed door. Door through to: Rear garden. Door to: Garage. Door into:

### ENTRANCE HALL

Accessed via a UPVC double glazed front door. Doors off to: Lounge, kitchen, bedrooms and bathroom. Meter cupboard. Telephone point.

### LOUNGE

14' 2" x 10' 8" (4.32m x 3.25m) UPVC double glazed bay style window to front aspect. Electric feature fireplace with wooden surround. TV point. Radiator.



# Phillips George



## **KITCHEN**

9' 5" x 8' 0" (2.87m x 2.44m) Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a single electric oven, gas hob and extractor. Space for a freestanding fridge/freezer. UPVC double glazed window to side aspect. Tiled flooring. Radiator. Door through to: Conservatory

## **CONSERVATORY**

16' 4" x 6' 0" (4.98m x 1.83m) Brick-built base with UPVC double glazed sliding patio doors, single door and windows to all aspects. Vinyl flooring. Radiator. Boiler. Space with plumbing for a freestanding washing machine.

## **BEDROOM ONE**

UPVC double glazed window to rear aspect. Built-in wardrobes with mirrored sliding doors, dressing table and an additional storage cupboard. Radiator.

## **BEDROOM TWO**

9' 5" x 7' 2" (2.87m x 2.18m) UPVC double glazed window to front aspect. Radiator.

## **BATHROOM**

6' 5" x 5' 8" (1.96m x 1.73m) Comprising: Bath with mains shower over, low level WC and wash hand basin. UPVC double glazed window to side aspect. Extractor. Wall tiling to bath and sink area. Vinyl flooring. Radiator.

## **LOFT ROOM**

13' 7" x 13' 4" (4.14m x 4.06m) Accessed via bedroom one, door to: Stairwell. 2 x 'Velux' windows. Access to eaves storage.

## **OUTSIDE**

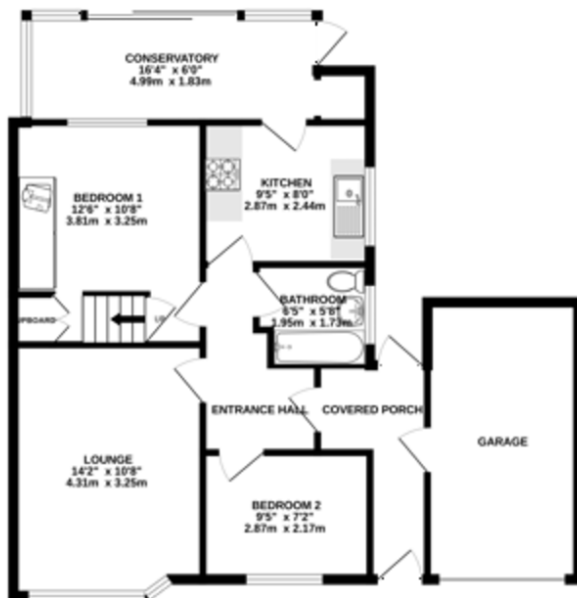
The property neatly occupies a peaceful position with a gravel driveway and garden area to the front. Access to the garage with up and over door, power and light. To the rear is a delightful South facing rear garden with a paved patio, artificial lawn, decorative gravel sections, planted with an abundance of mature plants, shrubs and greenery. The rear garden also has the benefit of a wooden summer house, shed and outdoor tap.





GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.

1ST FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA: 998 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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