

Rosemead Drive

Oadby, Leicester, LE2 5SE

Asking Price: £360,000



Oliver Rayns
ESTATE AGENTS



FOR SALE

Oliver Hayes

- GRANTED Planning Permission
- Link Detached Three Bedroom Home
- Sought After Location Of Oadby
- Fantastic Schooling Nearby
- No Onward Chain
- Modern Kitchen with Fitted Appliances
- Three Double Bedrooms
- Three Piece Family Bathroom
- Integrated Single Garage
- Driveway For Three Vehicles

We are delighted to offer for sale a detached family home that comes with the benefit of granted planning permission to replace the garage with a two-storey extension to create a separate sitting room and dining room, a utility room, storeroom and larger kitchen, and converting the existing conservatory extending into the garage into a large lounge/living room, as well as four well-appointed double bedrooms and an en-suite upstairs. This is a great opportunity to create the home of your dreams.

The property currently offers spacious accommodation, but the granted planning permission gives buyers the ideal situation to substantially increase the living and bedroom space into their forever home.

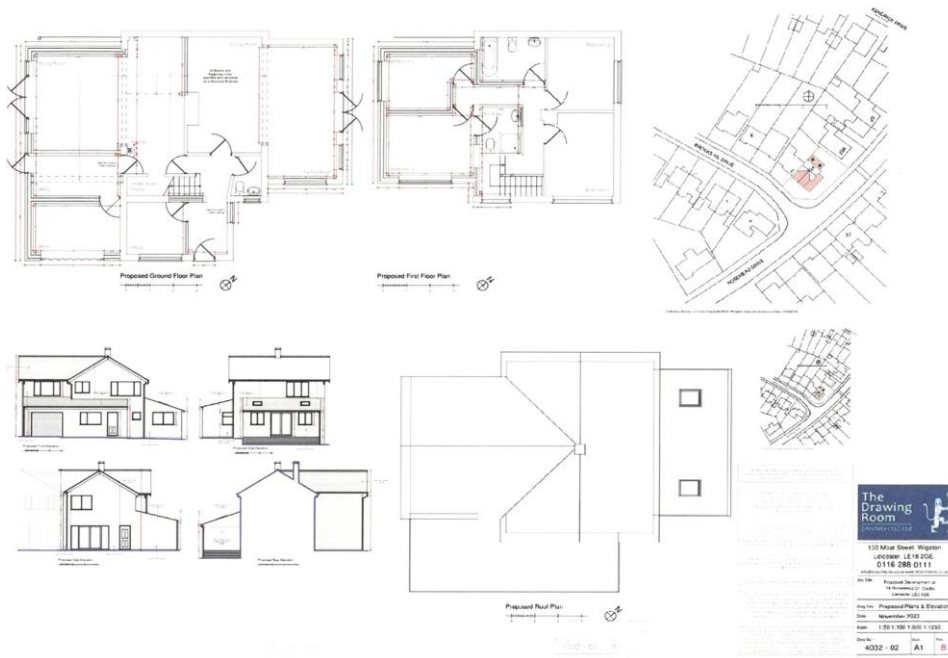
As you enter the hall, there is a downstairs cloakroom to the right with a WC and wash hand basin and to the left of the stairs is the study which, with the new planning permission would become an office and a storeroom. The existing L-shaped lounge/dining room will be transformed into a separate dining room on the left and living room on the right, both of which are open plan to the kitchen, and lead into the new family room that overlooks the garden.

The new kitchen/breakfast room will become a central feature of the ground floor living space, with a range of wall and base units with work surfaces and upstands above, as well as built-in appliances and a central island. The planning permission allows for a new utility room, which is accessed from the kitchen, with storage cupboards and facilities for a washing machine and dryer, and a glazed door to the outside.

Upstairs will also undergo a major change with planning permission granting the expansion into four double bedrooms, with the main bedroom benefiting from an en-suite shower room, which is currently the bathroom. The new family bathroom will move to the rear of the property.

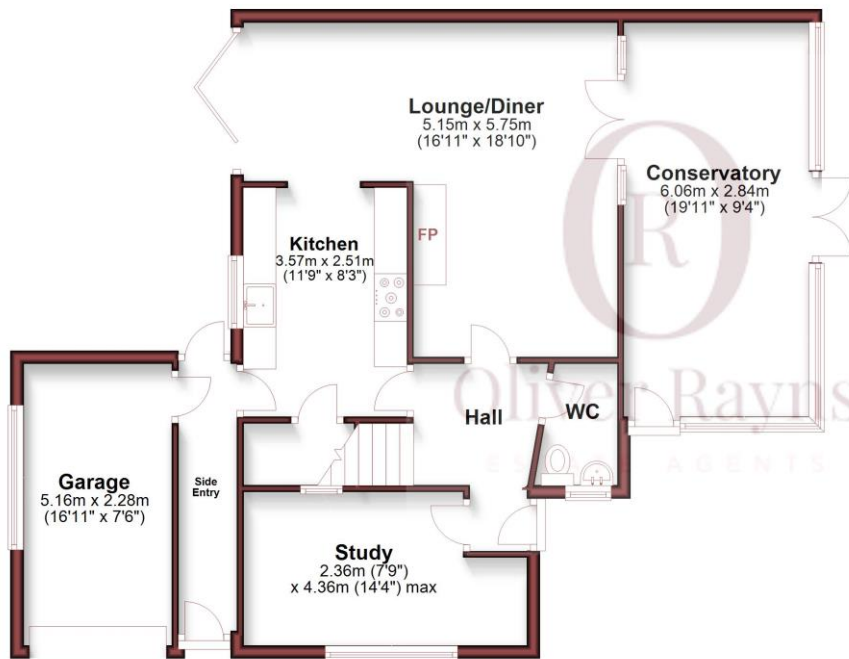
This property is approached via a gravel driveway providing off-road parking, bound by a low brick wall, with side access to the garden. There is a good sized paved entertaining terrace which has shade above and a pathway while the garden is mainly laid to lawn with raised beds, a shed for storage, a gravelled area ideal for barbecues, a log store and is bordered by wood fence panels as well as mature trees and hedge, providing a good level of privacy and seclusion.





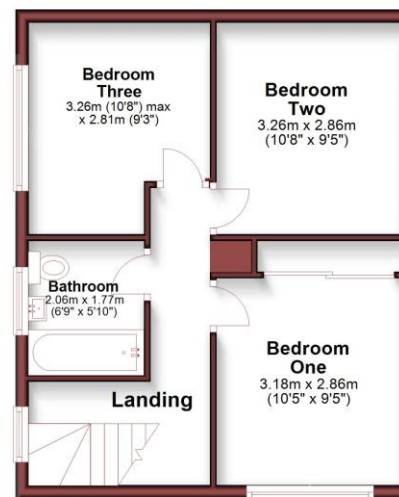
Ground Floor

Approx. 85.8 sq. metres (924.0 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.8 sq. feet)



Total area: approx. 126.8 sq. metres (1364.8 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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