



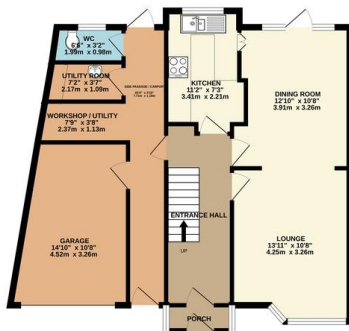
FOR SALE

5 Bed Semi-Detached House in Park Crescent, Oadby LE2 5YH
£375,000

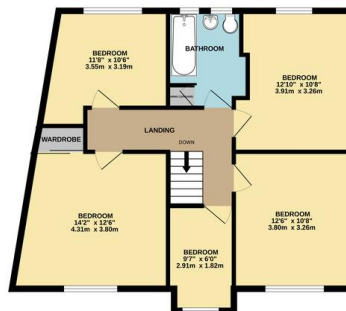
A well presented five bedroom extended semi detached family home located in the highly sought after area of Oadby. This spacious property offers a bright and airy atmosphere throughout, with stunning open rear views and a large landscaped garden, perfect for family living. Set on a generous plot, the home benefits from off road parking, a garage, and access to a private residents' park. The property is offered chain free, making it a smooth move for potential buyers. To view this fantastic home, contact Phillips George today.



GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		70	81

- Semi Detached
- Extended
- Five Bedrooms
- Oadby
- No Upward Chain
- Large Rear Garden
- Access To Private Residents Park
- Garage

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

