

# 40 GRANVILLE AVENUE

OADBY, LEICESTER



JAMES  
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES

## 40 Granville Avenue

Oadby  
Leicester  
LE2 5FL

Situated on a good-sized plot, a spacious, two bedroom detached property requiring some upgrading and offering scope for extension subject to the necessary planning consents.

Porch | entrance hall | sitting room | dining room | kitchen | rear porch | WC | two double bedrooms | bathroom | two driveways | single garage | side car standing | good-sized lawned rear gardens | EPC-E

### LOCATION

The village of Oadby offers a wide range of local amenities including ever popular local schools including the renowned Beauchamp College, a wide range of local shopping facilities including a superstore and smaller boutiques located in and around the parade.

### ACCOMMODATION

A porch and uPVC double glazed doors lead into an entrance hall with an understairs storage cupboard and giving access to the sitting room with a gas fire, uPVC double glazed windows to the front and rear elevations. The dining room has a uPVC double glazed window to the rear elevation and houses the stairs to the first floor. The kitchen a range of eye and base level units, stainless steel sink, Glow Worm floor mounted boiler, two uPVC double glazed windows to front and side elevations and a door to a rear porch with uPVC double glazed windows and a door to the rear elevation and a WC with a low flush suite and window to the side.

To the first floor, a landing with uPVC double glazed window to the front elevation houses the airing cupboard and gives access to the master bedroom with uPVC double glazed windows to the front and rear elevations. Bedroom two has a built-in wardrobes and uPVC double glazed windows to the front and rear elevations. The bathroom completes the accommodation, having a three piece suite comprising low flush WC, pedestal wash hand basin, panelled bath and two uPVC double glazed windows to the rear elevation.

### OUTSIDE

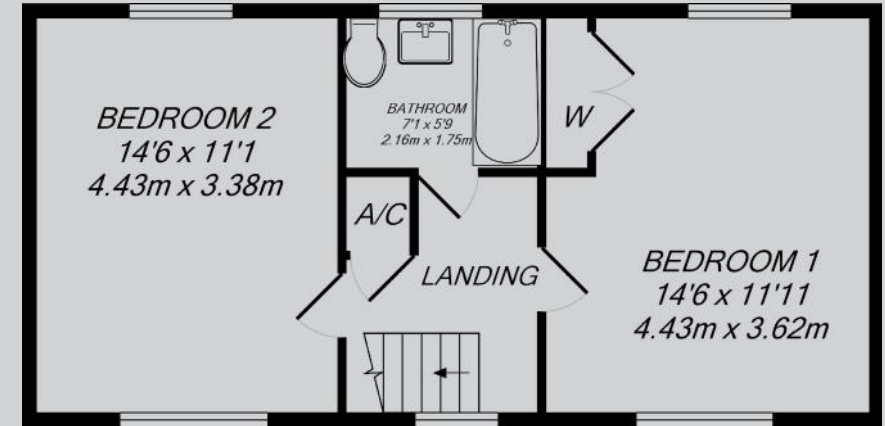
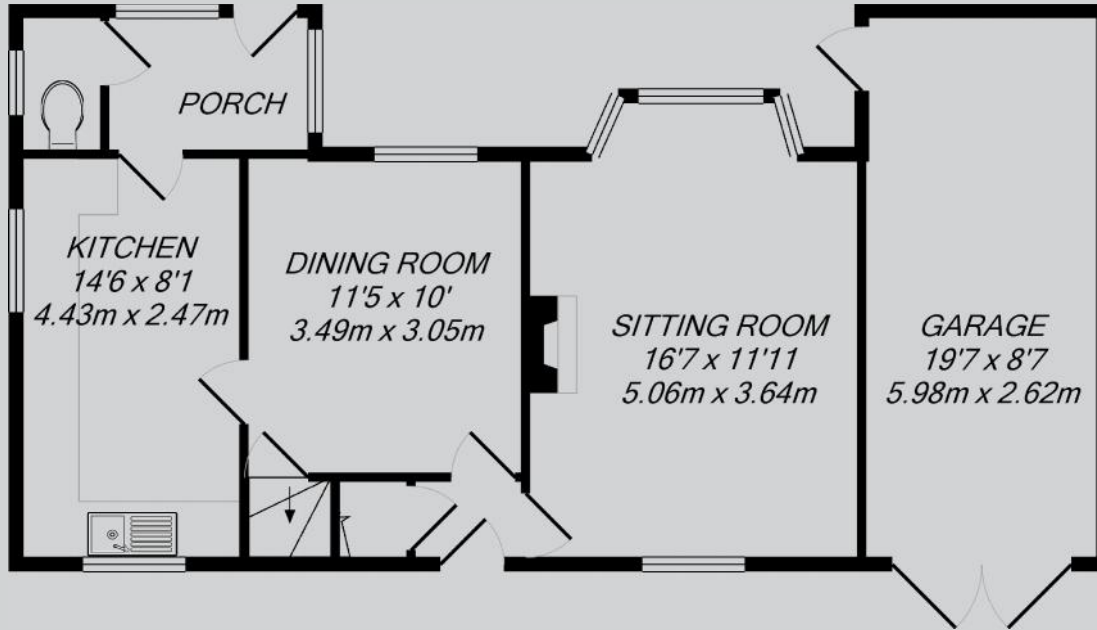
To the front of the property are two driveways, access to a single garage. To the side of the property is further car standing behind twin timber gates. To the rear of the property are mature lawned gardens to the rear.

### DIRECTIONAL NOTE

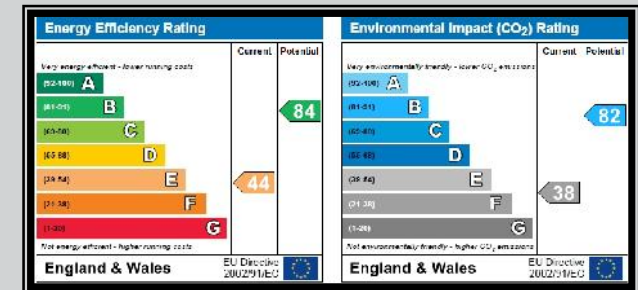
Proceed out of Leicester on the A6 London Road in a southerly direction crossing over the Victoria Park roundabout as signposted to Oadby, eventually crossing over the Racecourse roundabout onto Leicester Road where take a right hand turn opposite Asda superstore at the traffic light complex onto Brabazon Road and second right onto Seagrave Drive and first right onto Granville Avenue. Continue along this road almost for its entirety where the property may be found towards the end of the road on the right hand side as indicated by the Agents for sale board.







40 Granville Avenue, Oadby, Leicester LE2 5FL  
 Total Approximate Gross Internal Floor Area  
 House = 941.19 SQ FT / 87.44 SQ M  
 Garage = 168.56 SQ FT / 15.66 SQ M  
 Measurements are approximate.  
 Not to scale.  
 For illustrative purposes only.



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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.