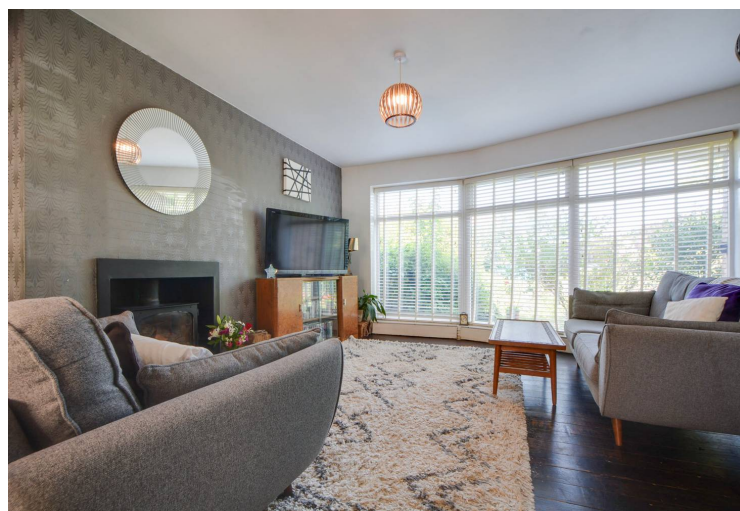




London Road, Oadby

Offers in Excess of £325,000 Freehold

Spacious 3-bedroom semi-detached home on a generous plot close to Oadby, offering two reception rooms, a conservatory, gardens, garage, driveway parking and scope to update the bathroom cosmetically.





Entrance Porch

Double glazed entrance porch with door providing access to the main hallway.

Entrance Hall

Welcoming entrance hall featuring oak flooring, staircase rising to the first floor and radiator.

Downstairs WC

Fitted with a low-level WC and wash hand basin.

L-Shaped Lounge

17' 5" x 13' 11" (5.30m x 4.23m)

(maximum measurements). A generous principal reception room of irregular L-shaped design enjoying excellent natural light through tall three-panel double glazed windows to the front elevation. Featuring a chimney breast incorporating a wood-burning stove, television point, radiator and door leading to the sitting room.

Sitting Room

11' 11" x 7' 2" (3.64m x 2.19m)

A versatile second reception room with oak flooring and doors providing access to the lounge, kitchen and conservatory.



Conservatory

20' 9" x 7' 11" (6.32m x 2.41m)

A spacious conservatory enjoying an abundance of natural light through glazed windows to the side and rear elevations together with glazed doors opening onto the rear garden. Tongue and groove wall cladding creates an attractive additional reception space.

Kitchen

12' 10" x 6' 8" (3.92m x 2.02m)

Contemporary fitted kitchen comprising a range of base units complemented by marble-effect work surfaces incorporating a sink with drainer and mixer tap. Integrated appliances include an inset four-ring electric hob and oven. Additional rustic shelving and three feature drop-down light fittings complete the room.



Rear Lobby

Useful lobby area with built-in storage cupboards and door providing access to the rear garden.

First Floor Landing

Large landing with natural light provided by a double glazed window to the rear elevation.









Bedroom One

13' 3" x 11' 3" (4.04m x 3.42m)

A spacious principal bedroom enjoying natural light from a double glazed window to the front elevation. Featuring painted white floorboards, radiator and television point.

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.37m)

Double bedroom with natural light from a double glazed front window, stained flooring, radiator and television point.

Bedroom Three

9' 4" x 8' 2" (2.84m x 2.49m)

Bedroom with white painted floorboards, radiator, built-in storage cupboard, double-glazed rear window and inward-opening double-glazed door leading onto a small balcony.

Bathroom

8' 2" x 4' 11" (2.48m x 1.51m)

Fitted with a bath incorporating a shower over, low-level WC and wash hand basin. Complemented by tiled splashbacks, radiator and natural light from a double glazed side window. The room offers scope for cosmetic updating if desired.

Front Garden

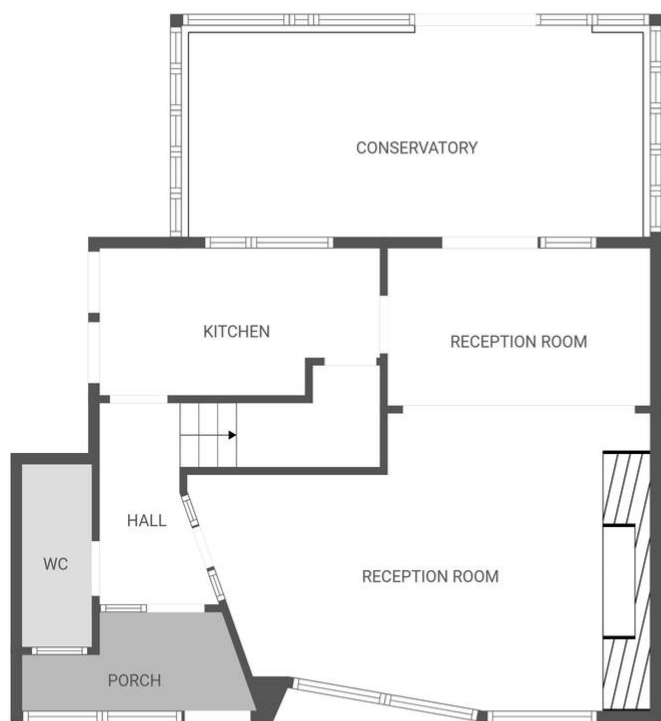
The front garden is attractively arranged with mature and established flower beds together with a pathway leading to the front entrance

Rear Garden

A particularly attractive and mature rear garden is undoubtedly one of the property's standout features. A gravel patio seating area provides an ideal space for outdoor dining and entertaining, leading onto a generous lawn with established flower beds, planted borders and mature shrubs and trees, including an apple tree. Further features include a greenhouse, raised beds and a wildlife pond, creating a delightful outdoor space for keen gardeners and nature lovers alike. A brook runs along the boundary of the rear garden, adding to its natural setting and wildlife interest.

Garage - Garage offering useful storage.

Driveway - A driveway provides off-road parking for one vehicle and leads to the garage.



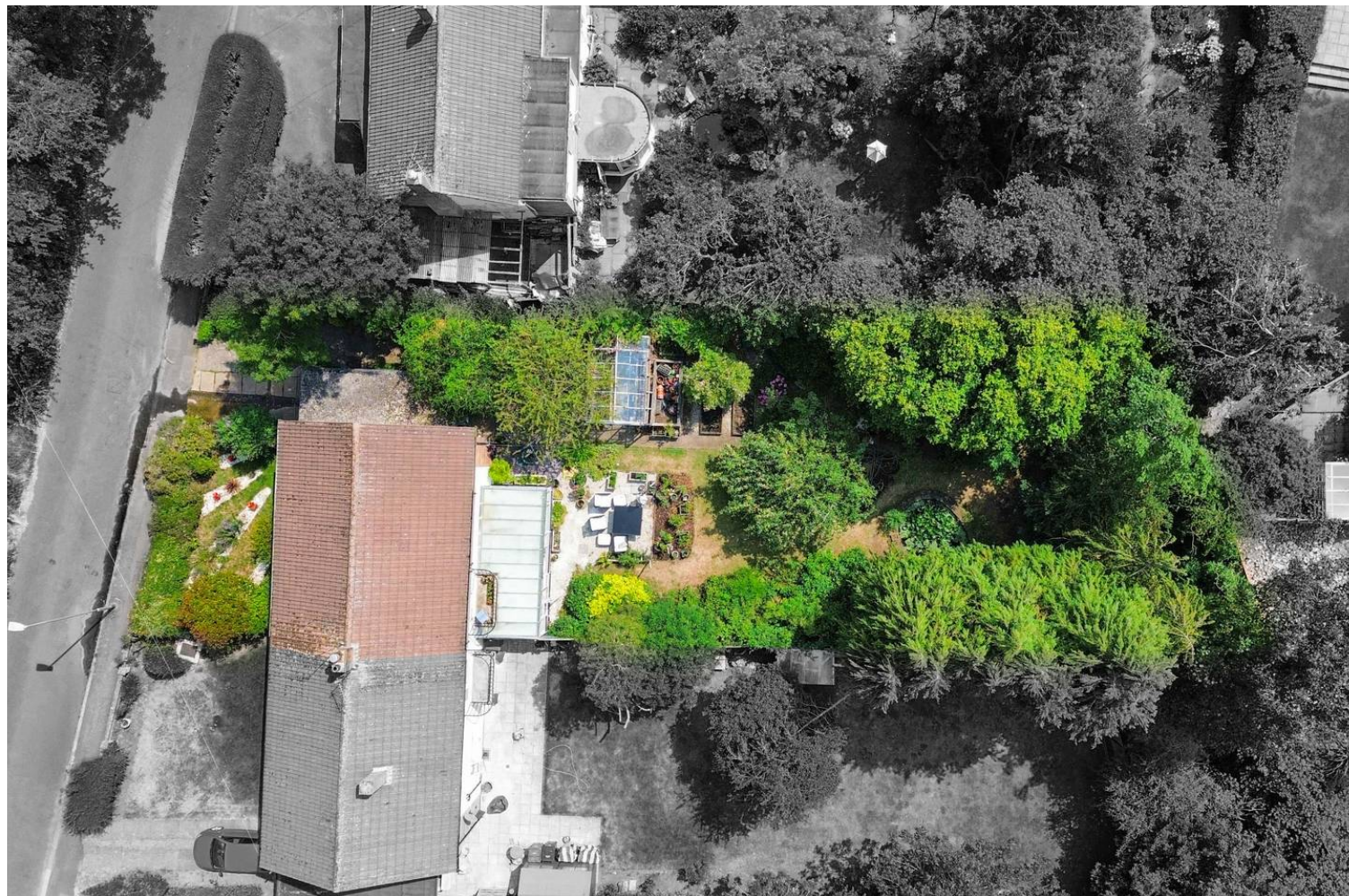
Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property occupies a well-established position on London Road in Oadby, within easy reach of Oadby town centre, which offers a wide range of shops, supermarkets, cafés and everyday services. The area is also served by regular bus routes, while Leicester city centre and Leicester railway station are readily accessible. Well-regarded local schools, including Launde Primary School, Beauchamp College, Gartree High School and Brocks Hill Primary School, are all located nearby

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

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