

FLOOR PLAN

DIMENSIONS

Entrance Porch
4'00 x 4'02 (1.22m x 1.27m)

Downstairs WC

Family Lounge
19'00 x 11'06 (5.79m x 3.51m)

Kitchen
12'04 x 8'09 (3.76m x 2.67m)

Separate Dining Room
12'00 x 9'09 (3.66m x 2.97m)

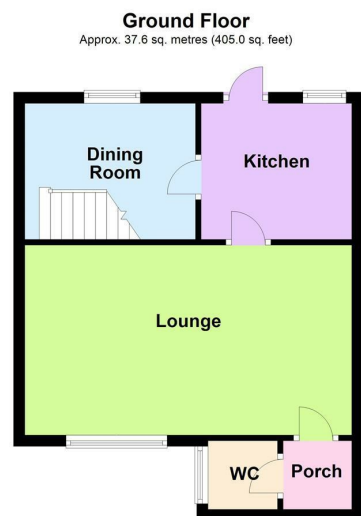
Bedroom One
11'05 x 9'10 (3.48m x 3.00m)

Bedroom Two
9'11 x 9'03 (3.02m x 2.82m)

Bedroom Three
8'11 x 7'07 (2.72m x 2.31m)

Bedroom Four
8'00 x 8'11 (2.44m x 2.72m)

Family Bathroom
7'09 x 5'01 (2.36m x 1.55m)



Total area: approx. 79.1 sq. metres (851.5 sq. feet)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

22b Arreton Close, South Knighton, Leicester, LE2 3PP

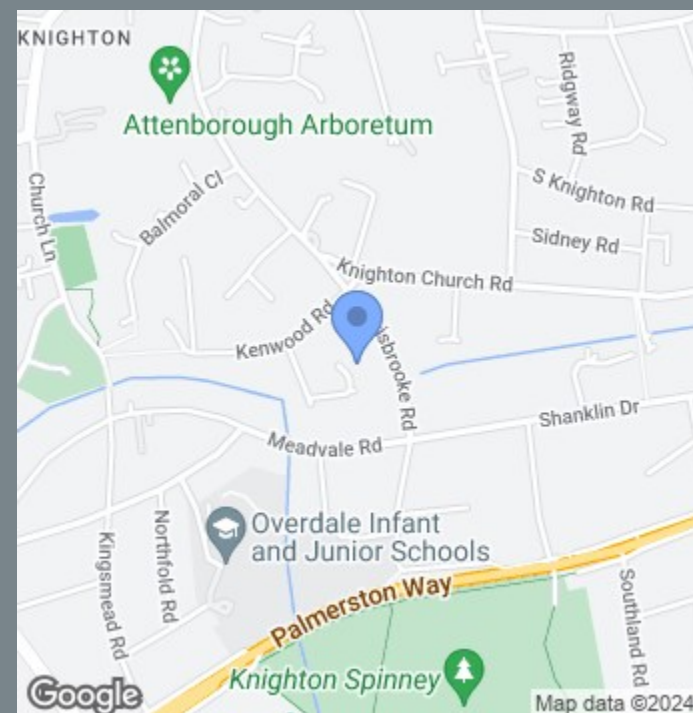
£450,000

OVERVIEW

- Four Bedrooms
- Downstairs WC
- Detached Double Garage
- Large Corner Plot
- Lovely & Quiet Location
- Spacious Family Lounge
- Separate Dining Room
- Viewings Recommended!
- EPC Rating - C
- Freehold Property | Council Tax Band - D

LOCATION LOCATION....

Oadby is a small town in Leicestershire, five miles south east of Leicester City centre. The town is famous for Leicester Racecourse, situated on the border between Oadby and Stonegate, and the University of Leicester Botanical Garden. It is well serviced with a range of shops and public houses along with a good amount of smaller independent shops and grocers etc. The property is also within catchment for some highly regarded and well sought schooling. There is a regularly serviced bus route from Oadby into Leicester City Centre as well as Market Harborough.



THE INSIDE STORY

Nestled in a highly sought-after location, this exquisite four-bedroom detached property epitomizes comfortable and spacious living. As you step through the inviting entrance porch, the ground floor unfolds with a convenient downstairs WC, a generously sized lounge perfect for both relaxation and entertaining, a separate well-equipped kitchen, and a separate dining room, perfect for formal dining.

The kitchen seamlessly connects to the rear garden, offering a delightful transition to outdoor spaces for al fresco dining or leisure.

Upstairs, the property boasts four well-appointed bedrooms, providing ample room for family, guests, or a dedicated home office. The family bathroom consists of a corner bath with shower over, low level hand basin and WC.

The exterior of the property is equally impressive, featuring a substantial detached double garage that offers not only secure parking but also additional storage space. Situated on a generous plot, the property provides opportunities for landscaping and outdoor activities, making it a perfect retreat within the comforts of your own home.

This residence presents a rare opportunity to embrace a lifestyle of comfort, style, and convenience. With its desirable features and prime location, we highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

