

FLOOR PLAN

DIMENSIONS

Lounge
13'7 x 10'10 (4.14m x 3.30m)

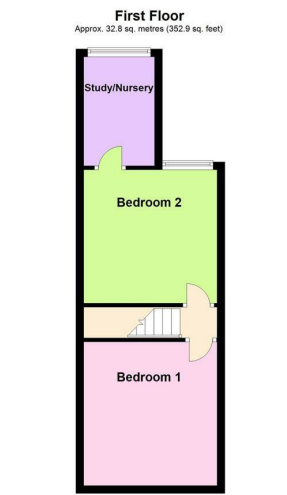
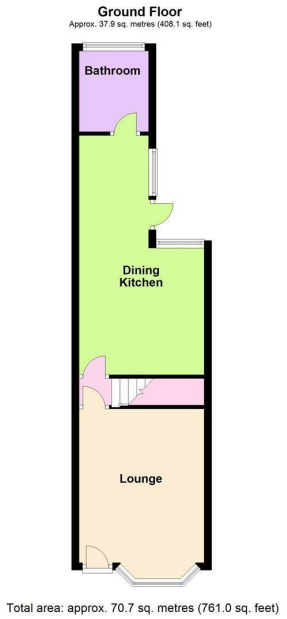
Dining Kitchen
18'11 x 10'10 max (5.77m x 3.30m max)

Bathroom
7' x 6' (2.13m x 1.83m)

Bedroom One
12' x 10'10 (3.66m x 3.30m)

Bedroom Two
11' x 10'10 (3.35m x 3.30m)

Study/Nursery
8'11 x 6' (2.72m x 1.83m)



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.

Ferndale Cottages 23 Regent Street, Oadby, Leicester, LE2 4DN

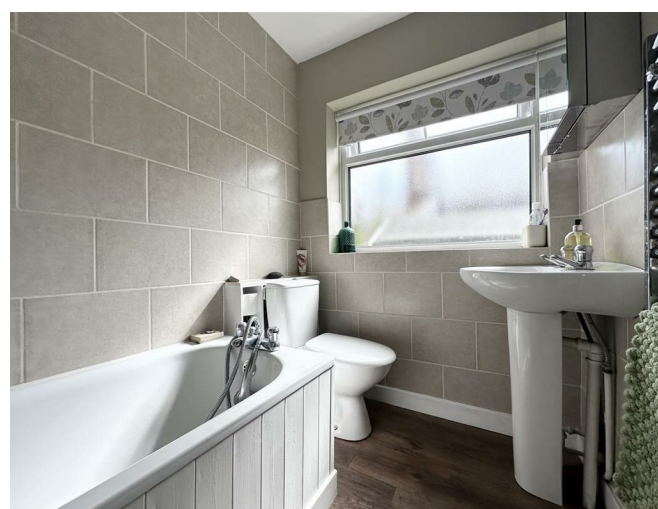
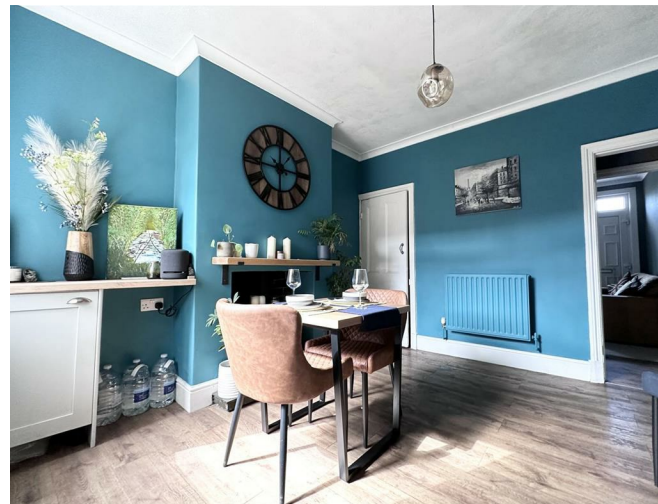
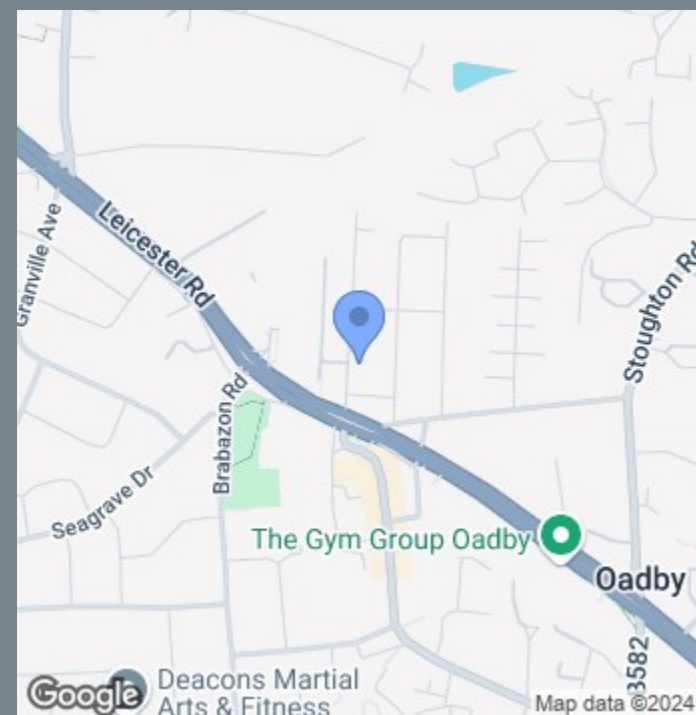
£240,000

OVERVIEW

- Stunning Home Dating Back To 1882
- Sought After Village Location
- Tastefully Finished Throughout
- Lounge & Dining Kitchen
- Bathroom
- Two Double Bedrooms
- Nursery/Home Office
- Front & Rear Well Maintained Gardens
- EER Rating - , Freehold
- Council Tax Band - A

LOCATION LOCATION....

Oadby, a charming village nestled in the heart of Leicestershire. At the heart is a bustling high street, lined with a variety of shops, cafes, and restaurants. This vibrant area is a testament to the village's diversity, offering everything from traditional English tea rooms to international cuisine. The high street is also home to a number of independent retailers, providing a unique shopping experience. Oadby is also rich in green spaces and recreational facilities. The University of Leicester Botanic Garden, located on the edge of the village, is a haven for nature lovers, offering a tranquil escape with its beautiful plant collections and serene lakes. For those who prefer a more active pastime, there are numerous parks and sports clubs in the area. Education is a cornerstone of Oadby's community, with several highly regarded schools serving the area. Oadby is situated approximately 4 miles south of Leicester city centre, making it an ideal location for those seeking a peaceful village atmosphere while remaining within easy reach of urban amenities. The village is well-connected by road and public transport, ensuring that residents and visitors alike can enjoy the best of both worlds.



THE INSIDE STORY

This stunning terraced home, dating back to 1882, exudes character and charm with its original features and nestled in a highly sought-after area. The property's rich history is complemented by modern comforts and stylish updates, making it a truly unique and inviting residence.

Upon entering, the lounge welcomes you with a bay window that floods the room with natural light, creating a warm and inviting atmosphere ideal for relaxing at the end of a long day. The family dining kitchen is the heart of the home, featuring a log-burning stove and an Aga-style cooker that adds a touch of warmth and character. A window overlooking the garden allows you to enjoy views of the outdoors while preparing meals or dining with loved ones.

The bathroom, complete with a three-piece suite, offers a relaxing space to unwind and rejuvenate. Upstairs, two double bedrooms await, each tastefully finished with attention to detail and style. Additionally, a versatile study or nursery provides a flexible space to suit your needs, whether as a home office, cosy reading nook, or nursery for a growing family.

Outside, the enclosed low-maintenance rear garden provides a private retreat for outdoor relaxation and entertaining. This tranquil space is perfect for enjoying al fresco dining, gardening, or simply unwinding in the fresh air.

