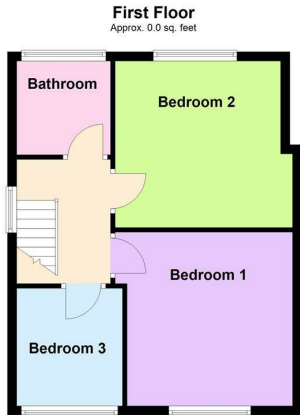
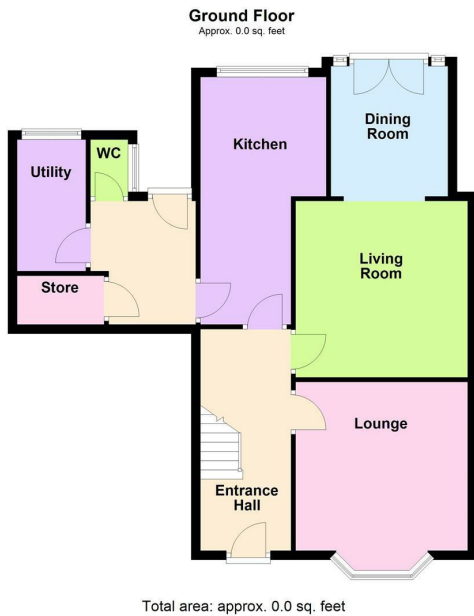


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
- Kitchen**
8'11" x 17'7" (2.72m x 5.36m)
- Lounge**
11'8" x 12'4" (3.56m x 3.78m)
- Living Room**
12'4" x 12'4" (3.78 x 3.78m)
- Dining Room**
8'0" x 8'11" (2.46 x 2.72m)
- Landing**
- Bedroom One**
10'11" x 11'8" (3.35m x 3.56m)
- Bedroom Two**
12'4" x 12'4" (3.78m x 3.78m)
- Bedroom Three**
6'11" x 7'4" (2.11m x 2.26m)
- Family Bathroom**
5'10" x 6'7" (1.8m x 2.03m)
- Outside Utility**
6'2" x 9'1" (1.88m x 2.77m)
- Outside WC**
2'9" x 5'4" (0.84m x 1.63m)

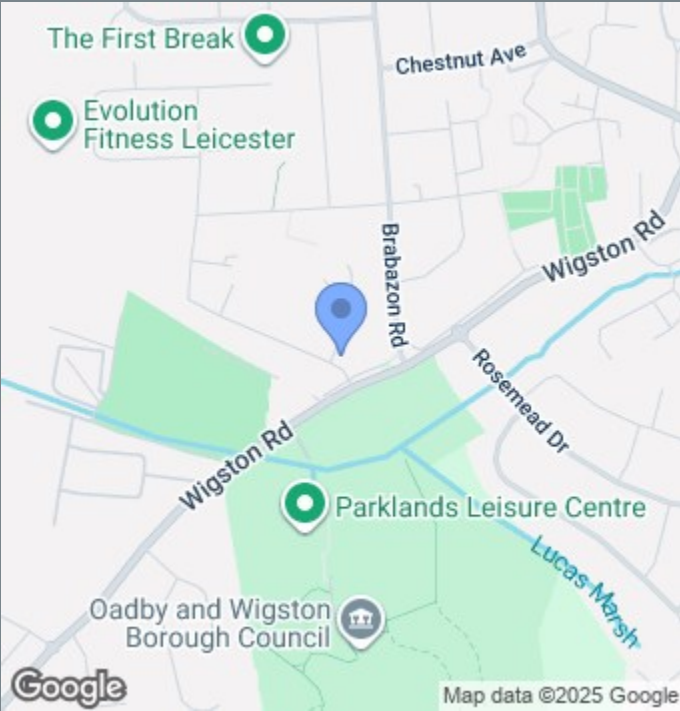


OVERVIEW

- Extended Family Home
- Highly Desirable Location
- Entrance Hall & Lounge
- Living Room & Dining Room
- Kitchen, Outside Utility & WC
- Three Bedrooms & Family Bathroom
- Driveway & Enclosed Rear Garden
- No Onward Chain
- Viewing Is Essential
- EER - C, Tax Band - C, Freehold

LOCATION LOCATION....

Kenilworth Drive in Oadby is a well-regarded residential area that blends convenience with a welcoming community feel. Families are drawn to the excellent local schools, including both primary and secondary options nearby, making it particularly popular for those with children. The area benefits from good transport links, with easy access to Leicester city centre and surrounding towns, while still enjoying a calmer suburban setting. Residents can enjoy green open spaces and local parks for leisure and recreation, creating a sense of balance between town and nature. A variety of shops and amenities are located close by, from everyday essentials to independent stores, ensuring everything you need is within easy reach. Altogether, Kenilworth Drive offers a leafy, well-connected, and family-friendly environment that makes it a highly desirable place to live.



THE INSIDE STORY

This beautifully extended semi-detached home is set in a fabulous location and offers spacious, versatile living with plenty of character. From the moment you step into the welcoming entrance hall, the sense of comfort and warmth is evident. The front lounge is a true highlight, with its attractive bay window allowing natural light to pour in and a beautiful feature fireplace creating a charming focal point, perfect for cosy evenings. To the rear, a generous living room provides a wonderful space for relaxation and opens into the dining area, which offers ample room for a family table and chairs, making it ideal for both everyday meals and entertaining. French doors lead directly onto the garden, allowing for easy indoor-outdoor living during the warmer months. The kitchen is fitted with wood-effect wall and base cabinets paired with a contrasting work surface, combining style with practicality. The downstairs cloakroom and utility are convenient and help keep the house clutter free. Upstairs, the landing leads to three inviting bedrooms. Bedrooms one and two are spacious doubles, both enhanced by fitted wardrobes that provide excellent storage, while the third bedroom offers flexibility as a child's room, nursery, or home office. The family bathroom completes the upstairs with a modern and functional design. Externally, the home is equally appealing, with a driveway to the front providing off-road parking and a lovely rear garden that boasts both a lawn and a patio area, perfect for summer barbecues, outdoor dining, or simply relaxing. This is a delightful home in a highly sought-after setting, offering everything a growing family could wish for.

