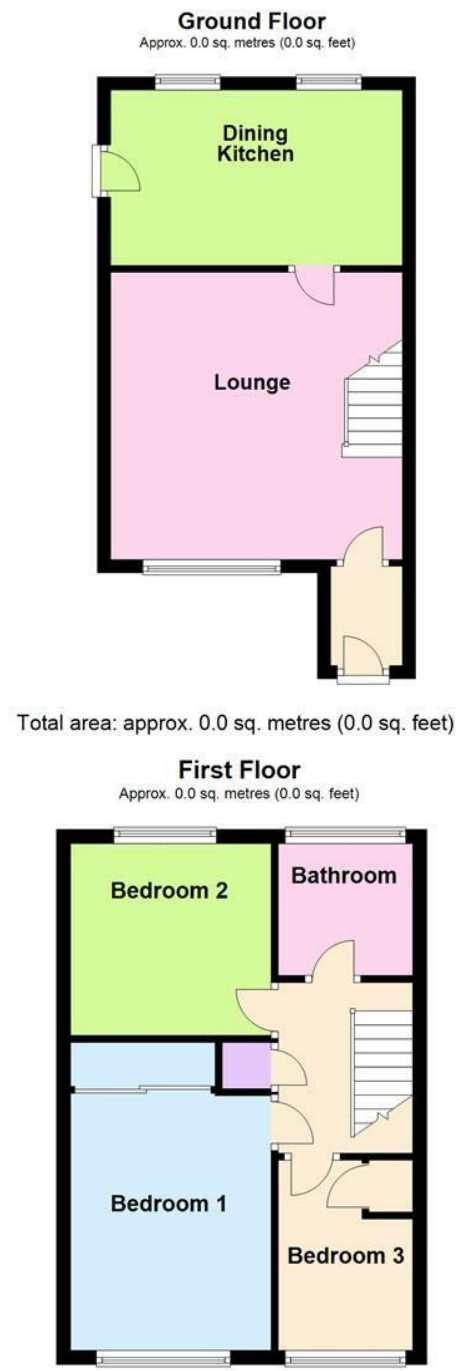


# FLOOR PLAN

- ### DIMENSIONS
- Entrance Porch**  
4'11 x 3'05 (1.50m x 1.04m)
  - Lounge**  
14'04 x 14'09 (4.37m x 4.50m)
  - Dining Kitchen**  
8'09 x 14'09 (2.67m x 4.50m)
  - Landing**
  - Bedroom One**  
11'09 x 9'04 (3.58m x 2.84m)
  - Bedroom Two**  
8'11 x 9'04 (2.72m x 2.84m)
  - Bedroom Three**  
9'01 x 5'11 max (2.77m x 1.80m max)
  - Bathroom**  
6' x 6'02 (1.83m x 1.88m)



**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.

16 Ludlow Close, Oadby, Leicestershire, LE2 4SU  
**£260,000**

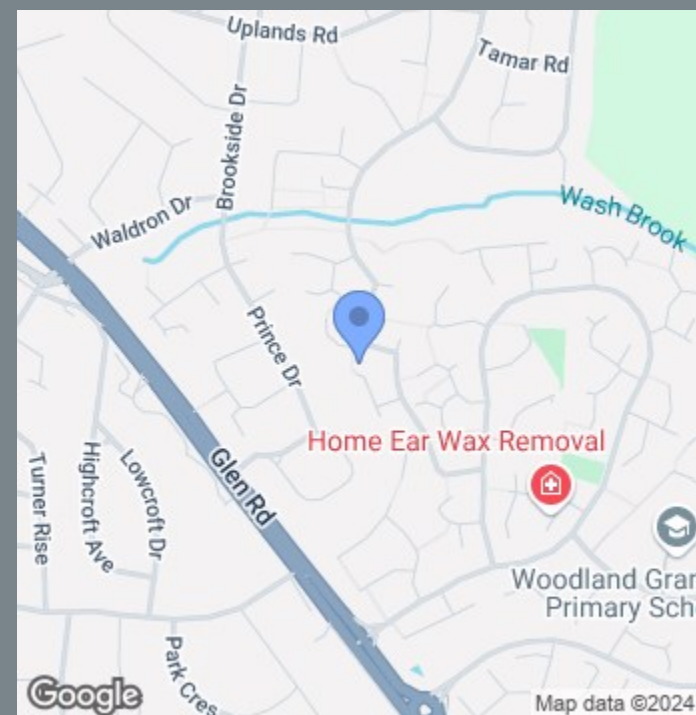


## OVERVIEW

- Lovely Semi Detached Home
- Cul De Sac Location & No Chain
- Entrance Porch & Spacious Lounge
- Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garden
- Viewing Essential
- EER Rating - D, Freehold
- Council Tax Band -C

## 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

Welcome to this charming semi-detached family home, nestled in a peaceful cul-de-sac within the highly desirable village of Oadby. This property offers a perfect blend of comfort, convenience and community living. As you approach the house, you are greeted by a front garden and a driveway providing off-street parking, a valuable asset in this sought-after location. The entrance porch offers a welcoming transition into the home, providing space for coats and shoes. The ground floor boasts a spacious lounge, flooded with natural light, creating a warm and inviting space for relaxation and family gatherings. The dining kitchen is the heart of the home, featuring ample cabinet space, modern appliances, and a dining area. This layout is ideal for entertaining and allows for seamless indoor-outdoor living. Upstairs, the landing leads to three well-proportioned bedrooms, each offering a tranquil retreat and versatile space for various needs. The family bathroom completes this level, featuring a white suite with a bathtub and overhead shower, ensuring comfort and convenience. The enclosed rear garden is a true delight, mainly laid to lawn with a patio area, perfect for outdoor dining and children's play. The garden offers a private and serene setting for enjoying the outdoors. This property is being sold with no onward chain, making it an excellent opportunity for buyers looking to move swiftly.

