

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)

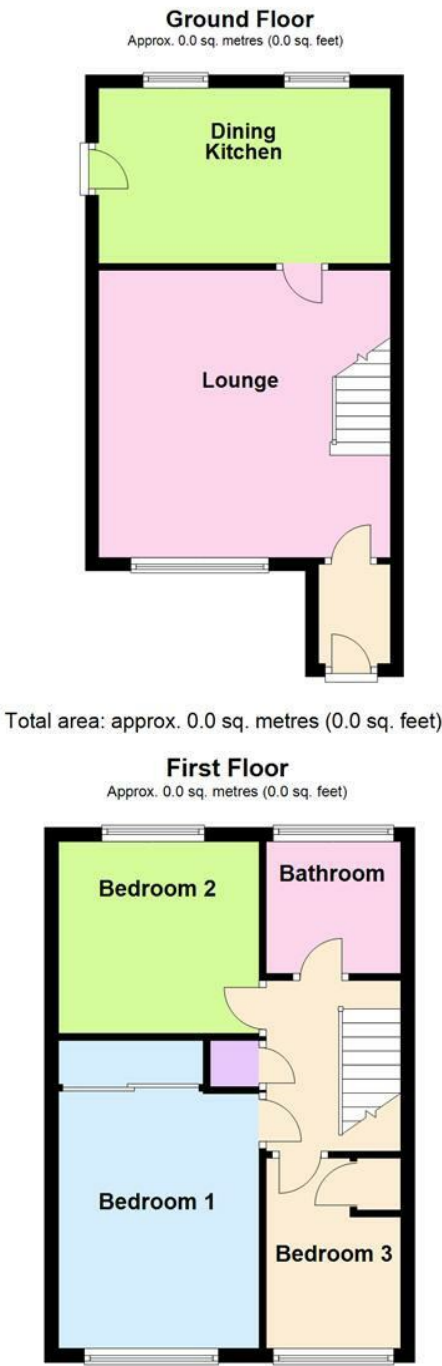
Landing

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)



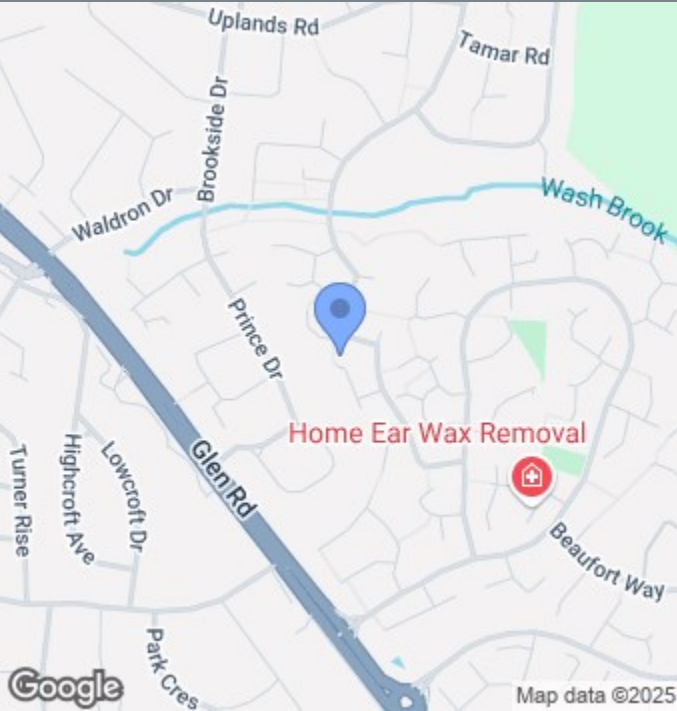


# OVERVIEW

- Lovely Semi Detached Home
- Cul De Sac Location & No Chain
- Entrance Porch & Spacious Lounge
- Dining Ktichen
- 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.

