



FOR SALE

4 Bed Detached House in Holbrook, Oadby, LE2 4UP

Offers In Region Of £425,000



PROPERTY FEATURES

- Detached
- Family Home
- Four Bedrooms
- Two Bathrooms
- Ample Off Road Parking
- Landscaped Rear Garden
- Play Room/Home Office
- Immaculate Throughout
- Popular Location
- Call To View



FULL DESCRIPTION

SUMMARY

Immaculate detached family home which has been reconfigured to offer flexible accommodation for the modern family. The property is ideally situated on the ever popular Grange Estate in Oadby which is close to a selection of excellent schools, local amenities and open green space. The accommodation comprises entrance hall, downstairs w.c., lounge, kitchen diner, utility room, play room/home office, four bedrooms, two bathrooms, off road parking and landscaped rear garden. The property also benefits from owned solar panels. An excellent family home.



ENTRANCE HALL

With under stairs storage cupboard, spotlights, security alarm, laminate floor, radiator and stairs off to the first floor.

WC

4' 11" x 2' 4" (1.5m x 0.71m) Comprising wash hand basin, low flush w.c., tiled splash backs, spotlights, window to the front elevation and radiator.

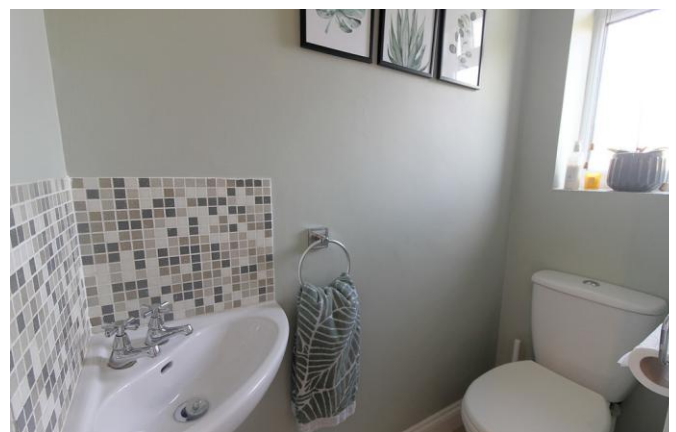


LOUNGE

14' 5" plus bay x 11' 1" (4.39m x 3.38m) With coving to the ceiling, radiator and bay window to the front elevation.

KITCHEN/DINER

26' 3" x 9' 10" (8m x 3m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, tiled splash backs, built in appliances to include fridge, dishwasher, oven, grill, hob and extractor, laminate floor, coving to the ceiling, two sets of French doors to the rear garden, radiator and window to the rear elevation.





UTILITY ROOM

7' 11" x 6' 1" (2.41m x 1.85m) With storage cupboard, plumbing for washing machine, spotlights, laminate floor and radiator.

PLAY ROOM/HOME OFFICE

9' 7" x 7' 11" (2.92m x 2.41m) With spotlights, laminate floor, radiator and window to the front elevation.

LANDING

With access to the loft. The loft has a drop down ladder, is part boarded and houses the boiler.

BEDROOM

11' 6" plus bay x 11' (3.51m x 3.35m) With built in wardrobes, bay window to the front elevation, spotlights and radiator.

BEDROOM

11' 4" x 11' 1" (3.45m x 3.38m) With window to the rear elevation and radiator.

BEDROOM

14' 11" x 7' 10" (4.55m x 2.39m) With windows to the front and side elevations and radiator.

BEDROOM

7' 10" x 7' 6" (2.39m x 2.29m) With window to the rear elevation and radiator.

BATHROOM

8' 7" x 5' 10" (2.62m x 1.78m) Comprising panelled bath with shower over, wash hand basin, low flush w.c., extractor fan, tiled splash backs, over stairs storage cupboard, feature radiator, spotlights and window to the front elevation.

BATHROOM

5' 11" x 5' 4" (1.8m x 1.63m) Comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., tiled splash backs, heated towel rail, extractor, tiled floor and window to the rear elevation.

OUTSIDE

The front of the property has a lawned area and a hedged surround. There is a driveway to provide off road parking. The rear garden has been landscaped with a lawn area, well stocked flower borders, large patio area, summer house and a fenced surround.

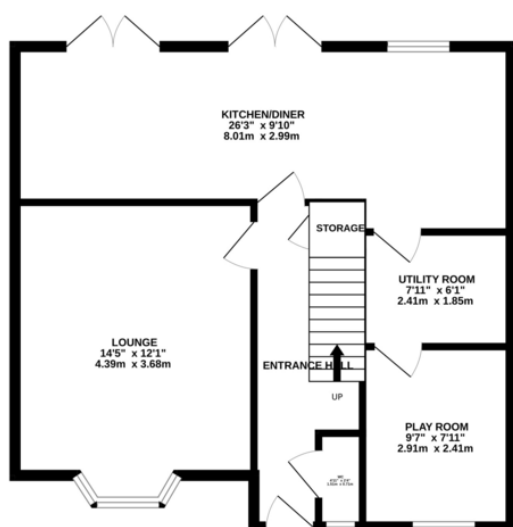




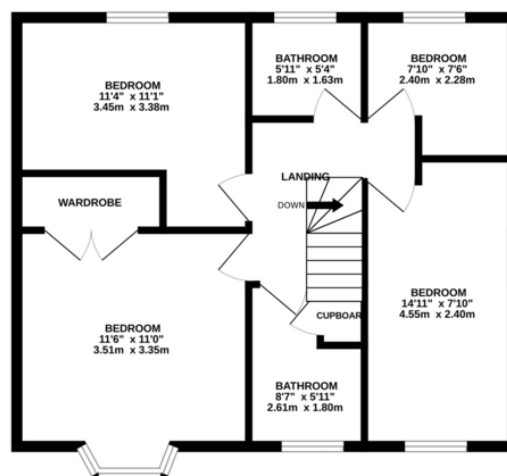
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	97	98
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

