



**Bourton Crescent, Oadby, Leicester LE2 4PA**

**Offers In Excess Of £550,000  
Freehold**

- Desirable location in Oadby
- Large Front Porch
- Spacious Block Paved Driveway to the Front
- Generous Rear Garden with Raised Decking
- Double Glazed Timber Windows (excluding porch & W.C.)
- Two Reception Rooms
- Master Bedroom with Fitted Wardrobes
- Family Bathroom with Bath and Shower
- Potential to Extend STPP

**About this property**

A spacious four-bedroom detached family home located in the desirable area of Oadby, occupying a good sized plot with a large rear garden.

With a generous living space of over 1,700 sq ft, this home offers a perfect blend of elegance and functionality. The property has further scope for an extension subject to relevant planning permissions being obtained.

The current owners have had draft plans prepared for a two-storey side and rear extension, which are available to view by prospective buyers upon request. Please note that these have not been submitted to the local authority for planning permission.

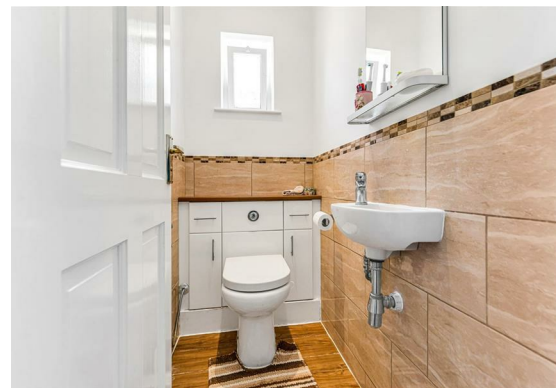
**Ground Floor**

Enter the property through a large porch leading to the front door to set foot in the hallway. The hallway leads to dining room, extended reception room, kitchen and downstairs cloakroom. The layout flows smoothly downstairs, keeping a real feel of space.

**First Floor**

Approached via a staircase from the hallway leading to a spacious landing. Leading off is a master bedroom with fitted wardrobes, three bedrooms, a family bathroom and separate W.C., which completes the first floor.





## Outside

The property has a paved frontage offering off-street car parking and access to the garage, which benefits from an up and over door. To the rear of the property there is mainly laid to lawn with decking offering outdoor seating, a variety of trees and shrubs to the borders.

## Location

Located in Oadby, this property is within close distance of Oadby Parade. For commuters, the nearby ring road provides easy access to the motorway and Fosse Park Shopping Centre and Food Court. The nearby Leicester railway station has direct links to London St Pancras International.

Well regarded schooling in the state sector is well catered for, in particular Brookside Primary School, Manor High School, Gartree High School and Beauchamp College, together with private schooling at the nearby Leicester High School for Girls along London Road. Leicester Grammar School and The Stoneygate School can be found in the neighbouring village of Great Glen.

The village of Oadby itself offers a wide range of local amenities including shopping facilities along The Parade, major superstores including Marks & Spencers, Sainsburys, Asda and Lidl, and a variety of sporting and social facilities found nearby. The Roger Bettles Sports Centre, The Leicestershire Golf Club, Leicester Racecourse and Oadby Parade are close by and the beautiful Botanical Gardens of the University of Leicester.

## Local Authority and Council Tax

Oadby and Wigston Borough Council  
Band E

## Energy Performance

EPC Rating D

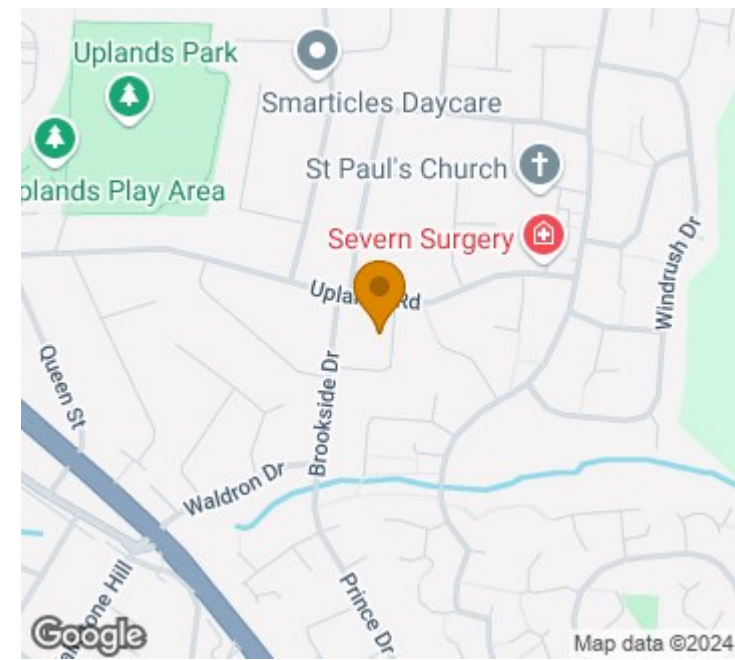
## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Priya Properties.



Total Area: 161.0 m<sup>2</sup> ... 1733 ft<sup>2</sup>

All measurements and illustrations are approximate and may not be drawn to scale.  
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.  
The vendor, agency and supplier will accept no liability for its accuracy.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

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- 1) Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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