



97 Severn Road
Oadby, Leicester, LE2 4FW

Guide price £399,995

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William, is delighted to offer this deceptively spacious, extended & modernised four bedroom, two bathroom family home to market.

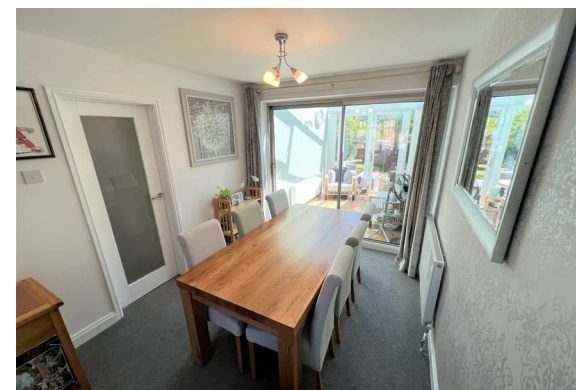
Located in a prominent position on Severn Road, Oadby and boasting beautiful open countryside views to the rear elevation, this fantastic property is immaculately presented throughout and has been lovingly upgraded and extended by the current owners to include: Modern kitchen and bathrooms, new roof, solar panels, double glazing, gas central heating (with Hive) and low maintenance, landscaped gardens.

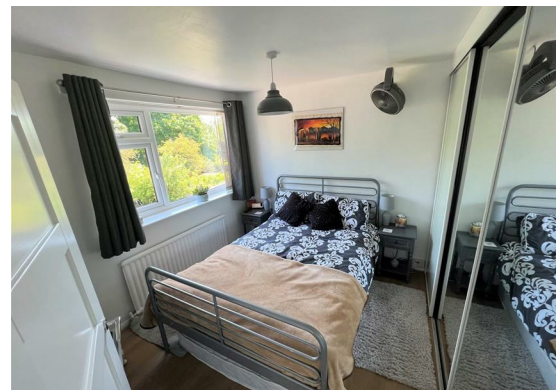
Meticulously maintained, the versatile accommodation throughout comprises: Entrance porch/hall, formal living room, separate dining room, conservatory, kitchen, utility room and guest WC to the ground floor. Whilst to the first floor are four well-proportioned bedrooms and two bathrooms (Master en-suite). Externally, the property boasts a private driveway for multiple vehicles and large integral garage. The South facing rear garden is the ideal space for outdoor entertaining and has direct access onto "The Fludes" and Leicestershire's open countryside beyond.

Oadby provides a wide selection of local amenities including supermarkets, leisure centres, independent shops, bars and restaurants. There are multiple Schooling options nearby, with Brookside Primary, Beauchamp Academy and Manor High within walking distance as well as Leicester Grammar and High Schools. Allandale Road (Stoneygate), Leicester Racecourse, Oadby Golf Club and Oadby Parade are all within easy reach. There are fantastic transport links to the M1 & M69 motorway networks as well as the A6 & A47. Both Leicester and Market Harborough Train Stations provide direct links to London St Pancras International.

Viewing of this fantastic property cannot be recommended highly enough to fully appreciate the location, level of accommodation and quality of finish throughout and are to be arranged Strictly by Appointment via William. Property.

GROUND FLOOR





Porch

Entrance Hall

14'3" x 5'10" (4.35 x 1.8)

Living Room

15'11" x 11'0" (4.87 x 3.37)

Dining Room

10'4" x 8'6" (3.15 x 2.61)

Conservatory

9'4" x 7'10" (2.85 x 2.4)

Kitchen

19'6" x 8'0" (5.95 x 2.45)

Utility Room

11'9" x 7'0" (3.6 x 2.15)

Guest WC

4'9" x 2'7" (1.45 x 0.80)

Integral Garage

22'1" x 8'8" (6.75 x 2.65)

FIRST FLOOR

First Floor Landing

Bedroom 1

17'0" x 7'8" (5.2 x 2.36)

En-Suite Bathroom

7'2" x 5'10" (2.2 x 1.8)

Bedroom 2

12'7" x 9'10" (3.86 x 3.01)

Bedroom 3

11'1" x 9'10" (3.4 x 3.0)

Bedroom 4

8'4" x 7'0" (2.55 x 2.15)

Bathroom

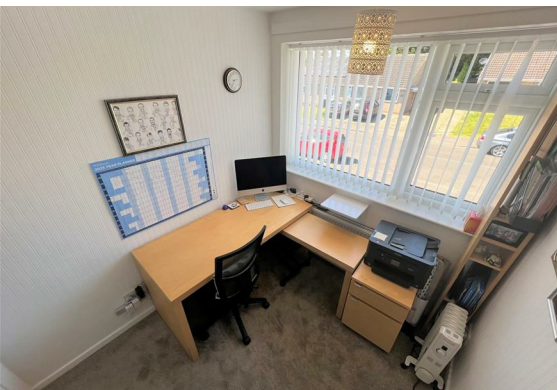
7'0" x 5'10" (2.15 x 1.8)

OUTSIDE

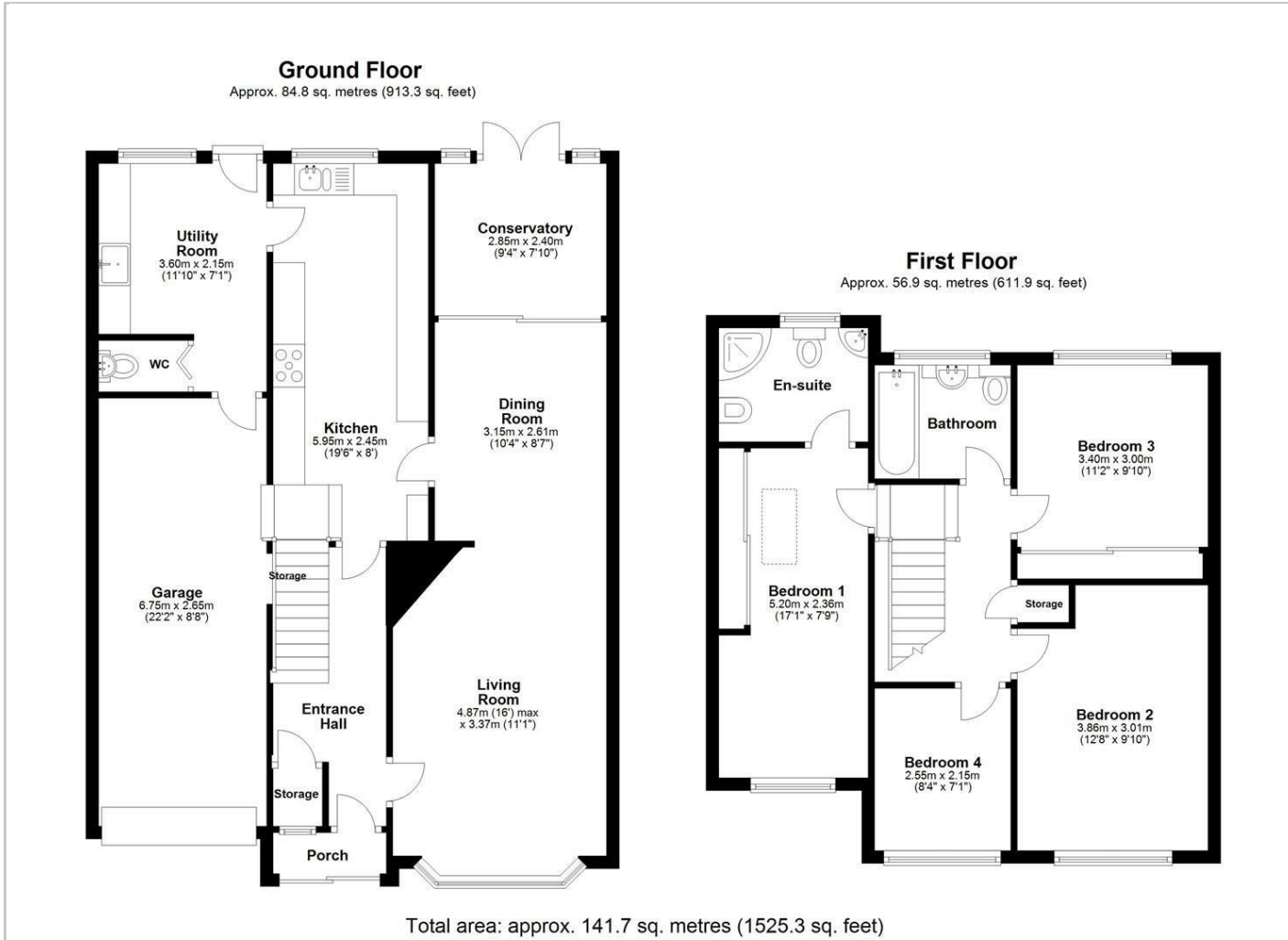
Driveway & Garage

Garden

Disclaimer



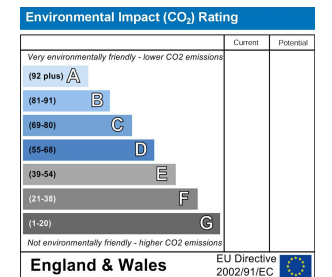
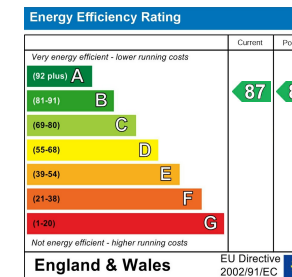
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Team on 01509 426 106 if you wish to arrange a viewing appointment for this property or require further information.

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