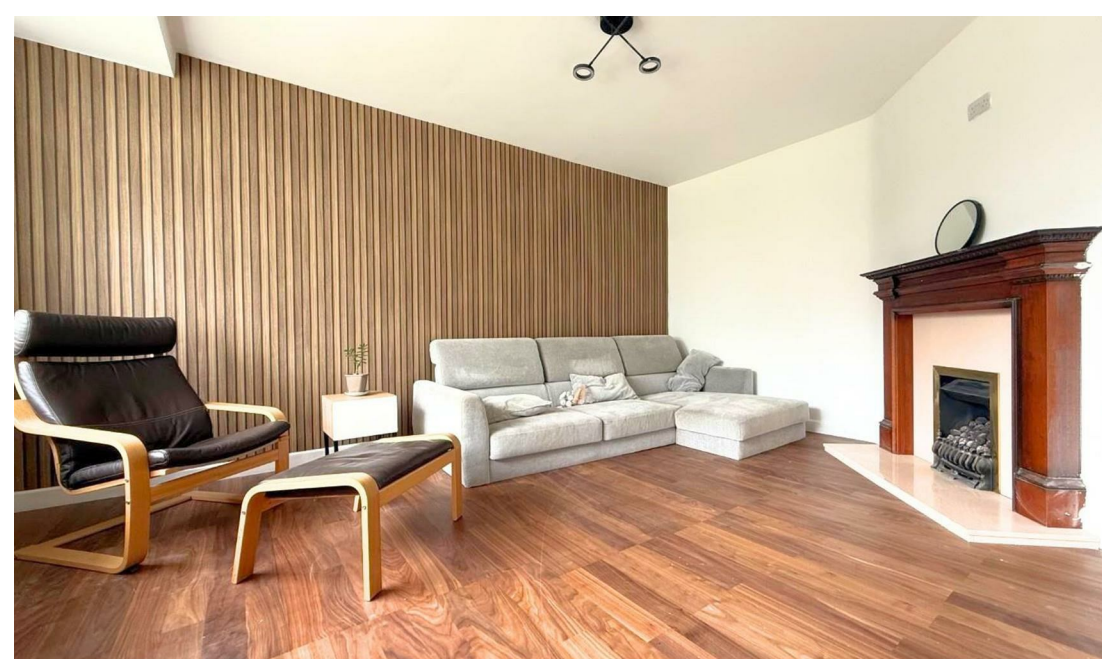




Coombe Rise, Oadby, Leicester, LE2

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.co.uk



- EXTENDED 3 BEDROOM SEMI DETACHED HOME
- OFF ROAD PARKING
- GARAGE
- MUST SEE PROPERTY
- SOUGHT AFTER LOCATION
- MODERN KITCHEN/DINING ROOM
- REAR GARDEN
- BOOK VIEWING TO AVOID MISSING OUT

SellMyHome are proud to present to market this beautifully extended and renovated three-bedroom semi-detached home, located on Coombe Rise in the highly sought-after area of Oadby, Leicester, LE2.

This stylish home has been modernised throughout and offers spacious, family-friendly accommodation across two floors.

The ground floor comprises a welcoming entrance hall, a bright living room, a convenient downstairs W/C, and a stunning open-plan kitchen/dining room which serves as the heart of the home, ideal for both entertaining and everyday living.

Upstairs, the property features three well-proportioned bedrooms, all served by a contemporary shower room.

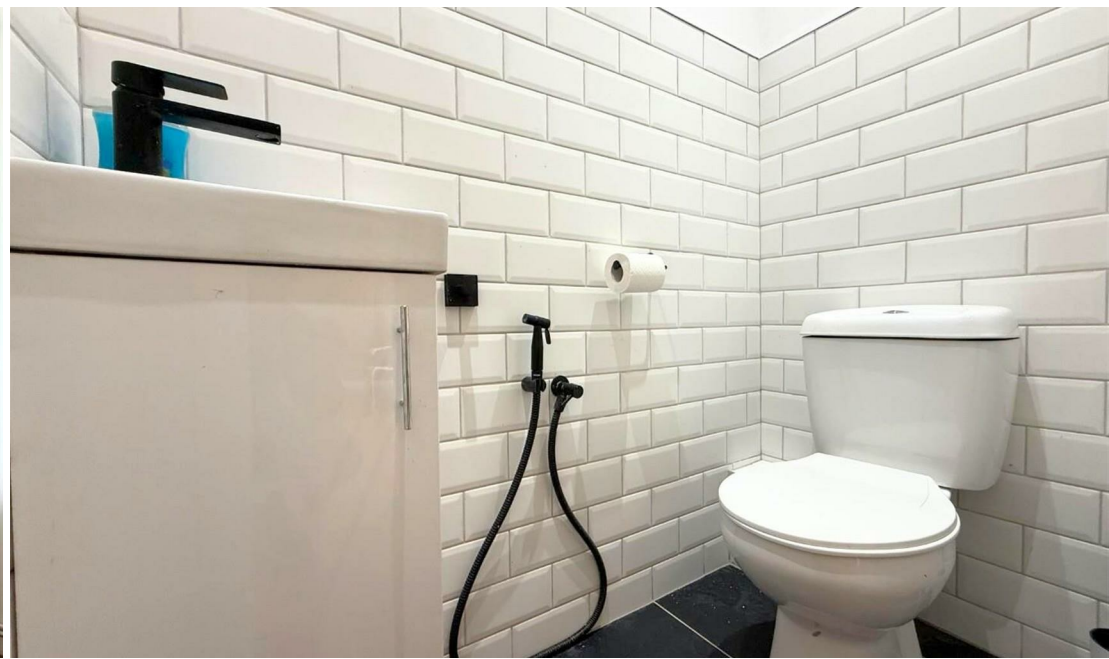
Externally, the home boasts a private rear garden, off-road parking to the front, and a single detached garage providing additional storage or parking options.

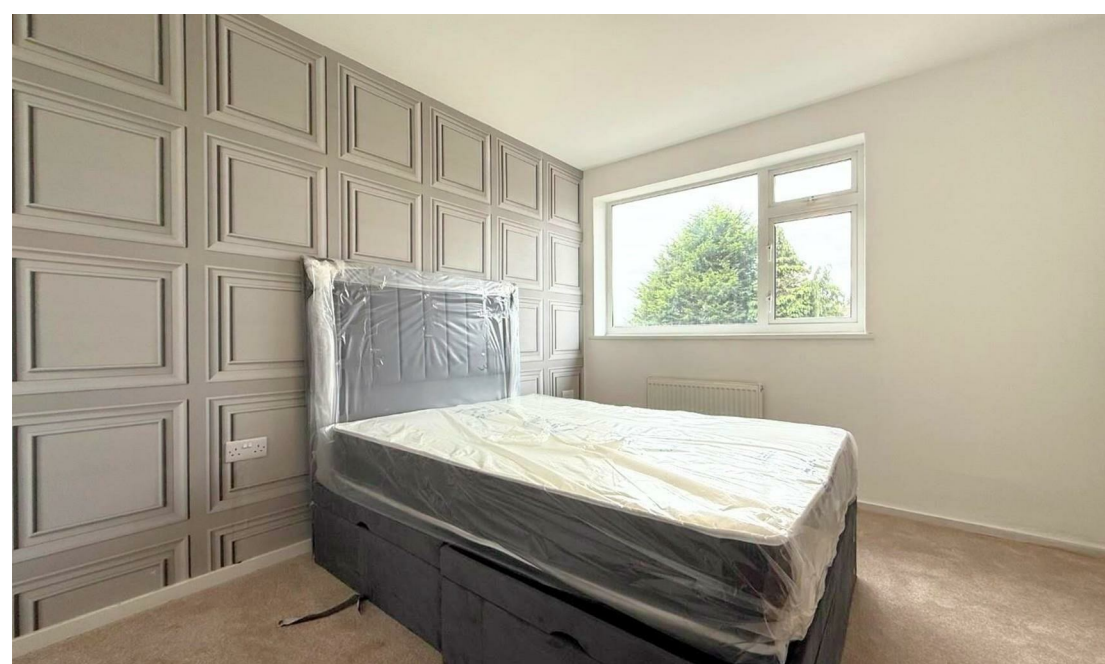
Situated in a popular residential location, the property is within easy reach of Oadby's excellent schools, local shops, and amenities, as well as transport links into Leicester city centre and beyond.

This is a must-see property offering modern family living in a prime Oadby location – early viewing is highly recommended.

Tenure: Freehold

Price: £350,000





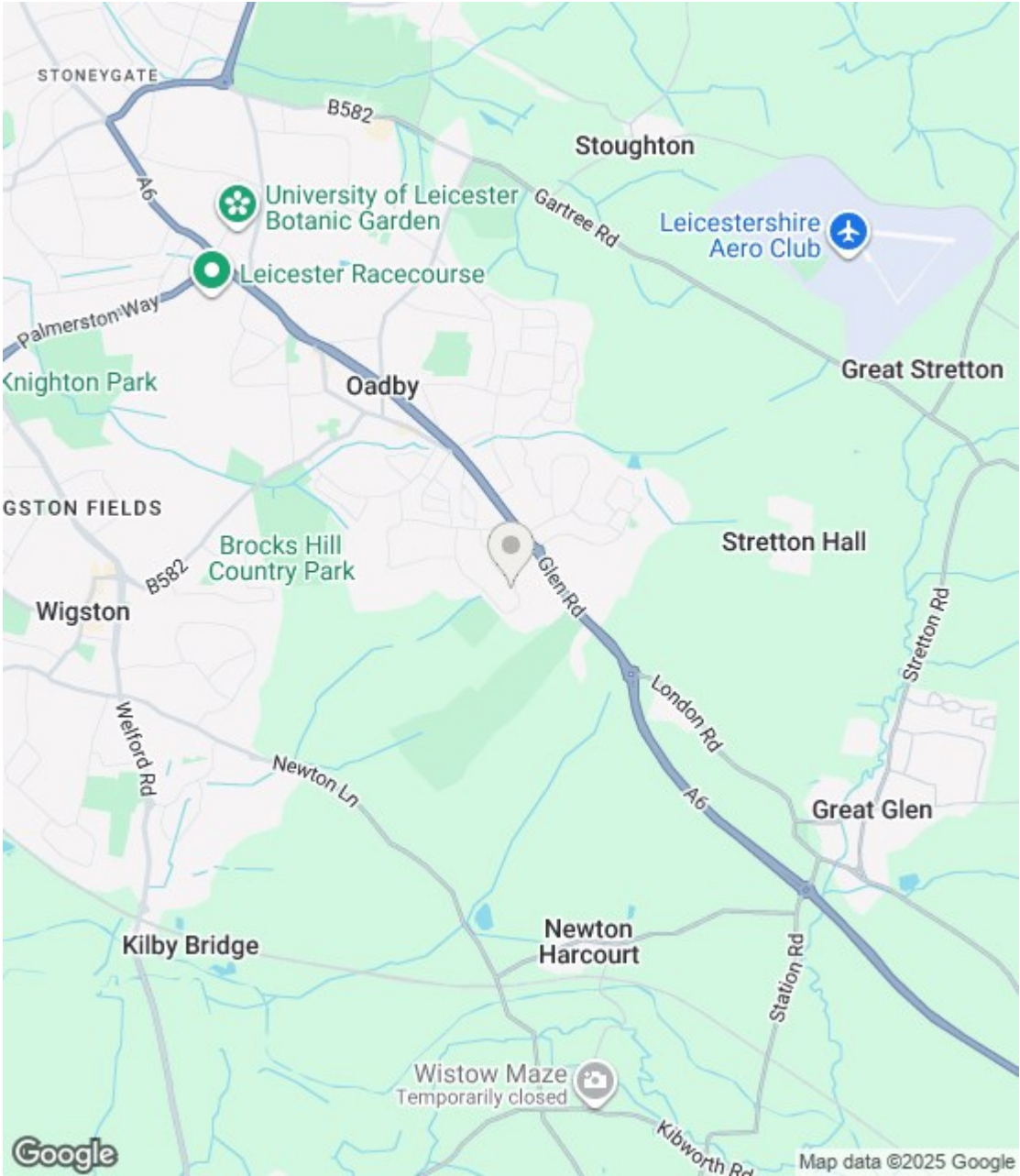


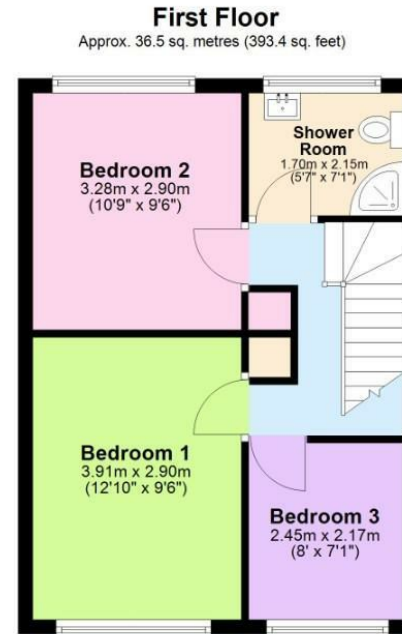
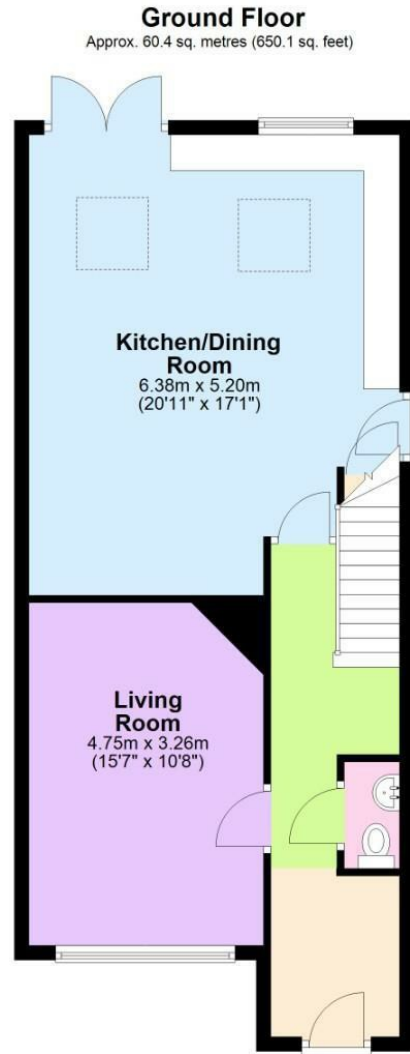
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	83
England & Wales	EU Directive 2002/91/EC	





Total area: approx. 96.9 sq. metres (1043.5 sq. feet)

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