

Room Sizes

- Porch**
- Hallway**
- Living Room**
21'07" x 18'91" max
- Kitchen Diner**
22'5" x 19'33" max
- Utility**
12'39" x 4'73"
- Dining Area**
11'71" x 9'23"
- Shower Room**
7'3" x 6'49"
- Separate WC**
6'49" x 2'97"
- Bedroom Four/Sitting Room**
14'52" x 9'89"
- Bedroom One**
13'88" x 13'24" max
- En-Suite Bathroom**
9'83" x 5'97"
- First Floor Landing**
- Bedroom Two**
21'31" x 13'
- Bedroom Three**
22'38" x 9'78"
- Bedroom Five**
12'33" x 9'4"
- Bedroom Six**
10'75" x 9'4"
- Family Bathroom**
10'82" x 7'87"
- Storage Room**
13'11" x 8'64" min
- Double Garage**
18'98" x 17'16"
- Workshop**
17'61" x 14'18"



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
Call us on 0116 2772277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Stoughton Road, Oadby, Leicester LE2 4FL

£895,000

The Story Begins

- Exclusive Detached Family Home With Potential To Extended Subject To Planning
- Situated In A Highly Sought After Location Occupying Approximately 0.4 Of An Acre
- Offered For Sale With No Upward Chain
- Porch, Grand Entrance Hall & Side Entrance
- Modern Kitchen Diner, Utility & Separate Dining Area
- Stunning Living Room, Sitting Room/Bedroom Four & Downstairs Shower Room & WC
- Six Double Bedrooms, Family Bathroom & En Suite Bathroom
- Driveways, Two Garages, Workshop & Beautiful Landscaped Garden
- Generous Attic Being Boarded With A Loft Ladder & Electric
- EPC Rating - C, Council Tax Band - G & Freehold

Location Is Everything

Spanning 287 Square Metres a fabulous family home set in its own gardens. Oadby is a small town in Leicestershire, five miles south east of Leicester City centre. The town is famous for Leicester Racecourse, situated on the border between Oadby and Stonegate, and the University of Leicester Botanical Garden. It is well serviced with a range of shops and public houses along with a good amount of smaller independent shops and grocers etc. The property is also within catchment for some highly regarded and well sought Schooling. There is a regularly serviced bus route from Oadby into Leicester City Centre as well as Market Harborough.



Inside Story

Thornley's is a beautiful architect built detached family home dating back to the 1950's, this home is located in a sought after location & occupies a generous plot with wrap around garden. Offered for sale with no upward chain, an internal viewing is a must to see the full potential it has to offer. Passing through the porch & into the grand hallway its charm bursts into life with doors leading to your downstairs accommodation & an impressive staircase to the first floor. To the left of the property you will find a shower room and separate wc, essential in every family home. You will also find the main bedroom which has built in wardrobes & an en suite bathroom and bedroom four which the current owners use as a sitting room. The heart of this home is the modern kitchen diner, with ample space for a family size table & chairs & access into the utility area, it really is the ideal space for entertaining. The kitchen itself is fitted with a range of white wall & base, contrasting work surface, waste disposal sink & sink with filter instant hot water. Integrated alliances include a fridge & freezer draw, two ovens, microwave oven with warmer tray & electric hob, two ring gas hob with extractor hood over. Relax & unwind in the living room, having a pretty feature fireplace with antic surround at the centre of the room with patio doors leading out onto the garden, bring the outside in during the warmer months. There are four double bedrooms to the first floor and the family bathroom comprising of a four white piece suite. The landing is stunning with space for a reading corner if desired. Through the third bedroom is a spacious storage room which could easily be converted into a en suite & dressing room. Externally surrounded by garden this home as a large driveway allowing for parking for several cars & leads to the double garage & workshop. The rear garden is mainly laid lawn with a patio area for outside dining, wildflower patch, greenhouse and a beautiful pond.

