

Room Sizes

Porch

5'8 x 2'2

Hallway

8'4 x 6'2

Living Room

13'10 x 10'6 not including bay

Dining Area

11'3 x 10'9

Family Room

9'8 x 9'7

Kitchen

11'3 x 8'4

Lobby

7'3 x 5'5

Downstairs WC

5'9 x 2'4

Garage

16'1 x 8'5

First Floor Landing

10 x 5'8

Bedroom One

10'9 x 10'6 not including bay

Bedroom Two

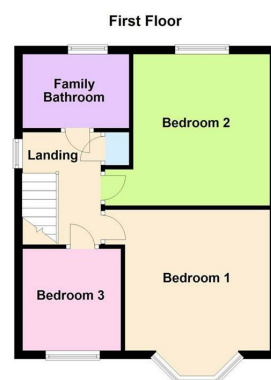
11'4 x 10'9

Bedroom Three

8'5 x 6'9

Family Bathroom

8'4 x 4'6



Greenbank Drive, Oadby LE2 5RP

£310,000

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.

The Story Begins

- Extended, Bay Fronted Semi Detached Home
- Ample Potential For Further Development Subject To Planning
- Highly Sought After Location
- Entrance Porch & Hallway
- Living Area, Dining Area & Family Room
- Kitchen, Lobby Area & Downstairs WC
- Three Bedrooms & Family Bathroom
- Driveway, Garage & Enclosed Rear Garden
- Awaiting Energy Rating
- Council Tax Band C & Freehold

Location Is Everything

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 Stoneygate, 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

Nestled in the sought-after Greenbank Drive of Oadby, this charming semi-detached family home built in 1952 is a true gem waiting to be discovered. This great property offers a perfect blend of character and modern living.

As you step through the entrance porch into the hallway, you are greeted by a warm and inviting atmosphere. The bay fronted living and dining room, along with the family room, provide ample space for entertaining guests or simply relaxing with your loved ones.

The property features a well-equipped kitchen and a convenient downstairs WC, adding to the functionality of the home. With three cosy bedrooms and a bathroom upstairs, there is plenty of room for the whole family to unwind and recharge.

One of the standout features of this property is its potential for further extension, allowing you to tailor the space to suit your needs perfectly. Outside, a driveway and garage offer parking convenience, while the enclosed rear garden provides a private outdoor sanctuary for al fresco dining or enjoying the fresh air.

Don't miss this opportunity to own this wonderful house in a popular location with endless possibilities for creating your dream home. Book a viewing today and let your imagination run wild with the potential this property holds.

