



Rawlings Court, Leicester, LE2 4UU

**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

Located in the highly desirable Oadby Grange, this well-maintained four-bedroom detached home is offered for sale for the first time since it was built 30 years ago. Ideal for family living, it features spacious interiors, excellent storage, and a private, sun-soaked rear garden.

The entrance hall leads to a handy downstairs WC. The bright lounge includes a fireplace and patio doors opening to the garden, while the separate dining room is perfect for hosting. A modern kitchen is fitted with quality Neff appliances and a range of units, offering both style and practicality. The conservatory provides an extra space to relax with views of the garden. The converted garage now serves as a versatile home office or playroom, perfect for families with children or those who require a dedicated home working environment.

Upstairs, there are four well-sized bedrooms. The main bedroom includes fitted wardrobes and an ensuite, while bedrooms two and three also feature built-in storage. A family bathroom completes the upper level.

Outside, there's off-road parking at the front and a well-kept rear garden that enjoys all-day sun. A large timber shed/playhouse with power and lighting adds extra flexibility.

A rare opportunity to own a much-loved home in one of Leicester's most sought-after neighbourhoods, perfectly suited for modern family life.

This property is superbly positioned just moments from Woodland Grange Primary School, rated 'Outstanding' by Ofsted. Oadby town centre is nearby, offering a range of shops, supermarkets, leisure facilities, and both state and private schools.

Excellent transport links make commuting easy, with quick access to the A6, ring roads, M1, and M69. Leicester Station is just 15 minutes away, and Market Harborough is 20 minutes, offering direct trains to London St Pancras in just over an hour.



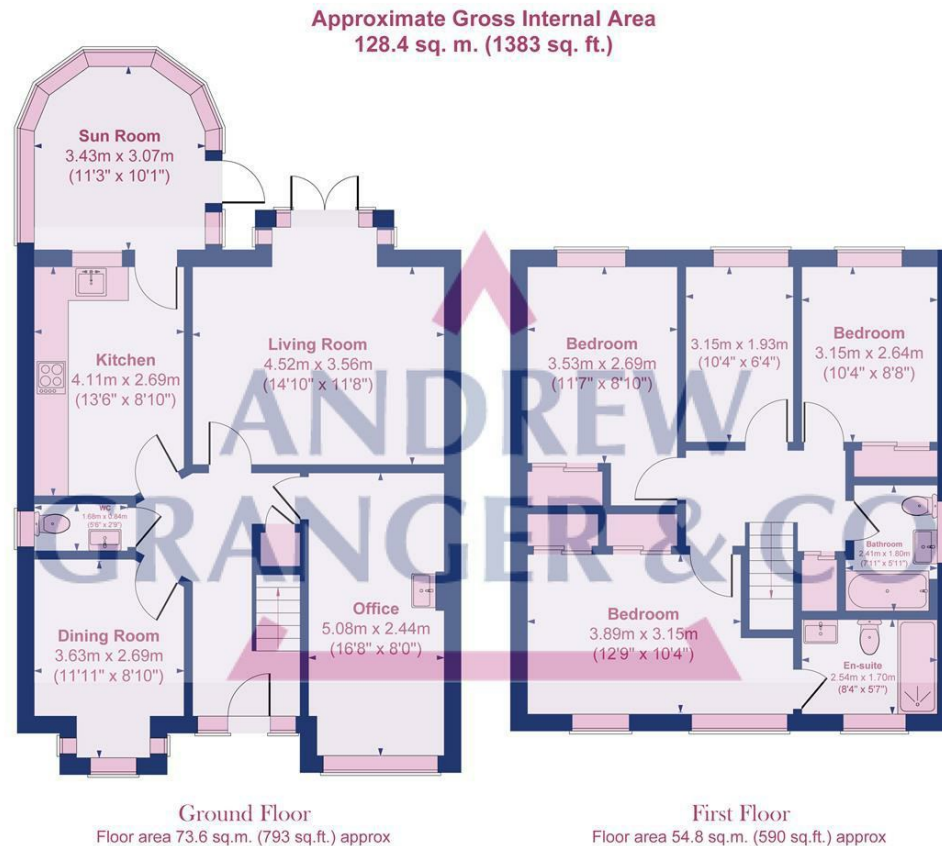


Key Features

- Well established, detached family home
- Three individual reception rooms
- Popular location on Oadby Grange
- Within catchment of a number of highly rated schools
- Four well sized bedrooms
- Master bedroom with ensuite
- Private rear garden with large outbuilding
- Peaceful, cul-de-sac location

**Guide Price
£425,000**





EPC Rating - C

Tenure - Freehold

Council Tax Band - E

Local Authority
Oadby & Wigston

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Oadby (Sales) office on 0162 429922

Part of
**ANDREW
GRANGER & CO**

Part of
**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS