



Half Moon Crescent Oadby, Leicester LE2 4HD







# Key Features

- No upward sales chain
- Four individual reception rooms alongside an extended kitchen/diner
- Private, gated off road parking for multiple vehicles alongside a garage
- Four double bedrooms with in built wardrobes
- Private and well enclosed rear garden
- Located on a highly desirable and sought after road in the heart of Oadby
- Easy access to a wealth of local amenities and transport links
- Located within the catchment area of a number of highly rated schools
  - Excellent location for families
- Planning permission in place for a two storey side extension - ask agent for details







## The Property

A rare opportunity to acquire an exceptional four bedroom detached family home, positioned on one of Oadby's most prestigious and desirable roads. Located within the catchment area of highly rated schools and offered to market with no upward chain, this elegant family home seamlessly blends space, functionality and refined living, all set behind a secure, gated entrance with generous off street parking.

Upon entry, you are welcomed by a light filled hallway that sets the tone for the rest of the home. The ground floor offers a wealth of flexible living space, thoughtfully arranged to suit both relaxed family life and sophisticated entertaining. There are four well proportioned reception rooms including a grand formal lounge, a dedicated TV or media room, a formal dining area and a private study, ideal for working from home. The kitchen and dining area are semi open, with plentiful storage, preparation space and views over the rear garden, ideal for both everyday use and hosting guests. Completing the downstairs layout is a practical cloakroom with WC and a useful porch for coats and shoes.

Upstairs, the home offers four generous double bedrooms, all featuring in built wardrobes and large windows that draw in natural light. A well appointed family bathroom serves the first floor, with potential to reconfigure or extend subject to planning, should further luxury or en suites be desired.

Externally, the rear garden offers a private and enclosed setting, mainly laid to lawn with a dedicated patio area perfect for alfresco dining. To the front, a paved and gated driveway provides parking for multiple vehicles and access to the garage, which offers further storage or scope for conversion.

Oadby is renowned for its outstanding schools, safe neighbourhoods and strong sense of community, making it a perfect choice for families. With leafy parks, excellent local amenities and superb transport links, it offers an exceptional lifestyle for your long term family home.





















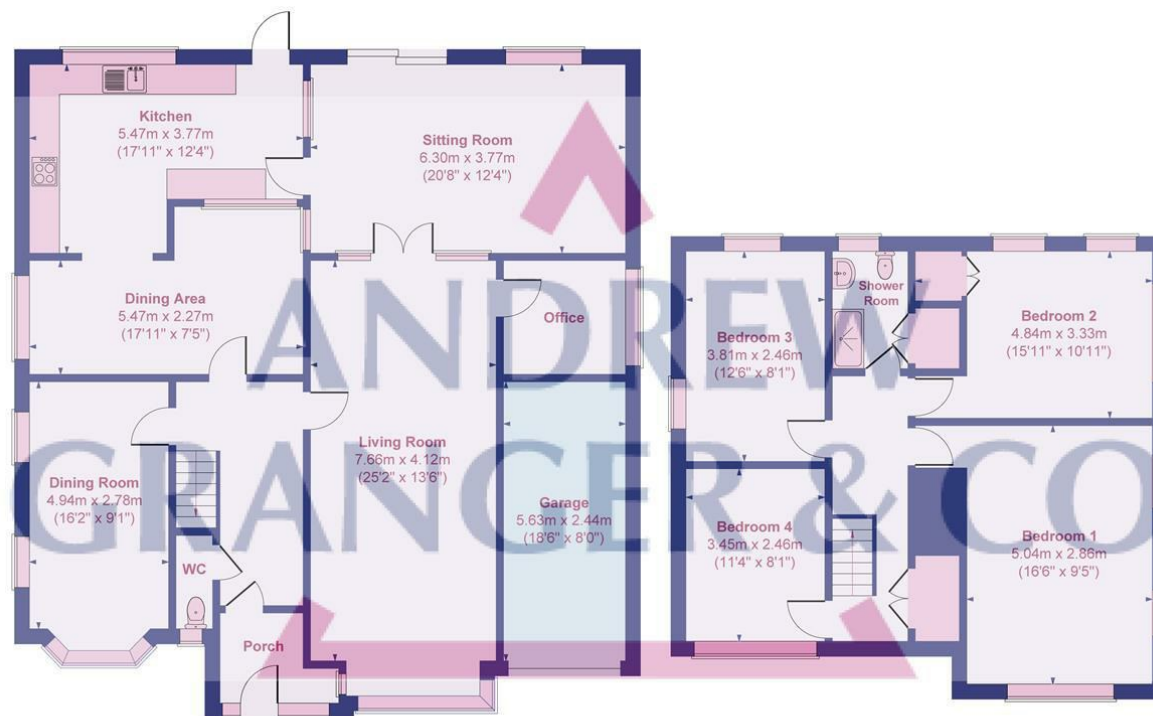






# Floorplan

Approximate Gross Internal Area  
205.2 sq. m. (2209 sq. ft.)  
Garage At 13.6 sq. m. (146 sq. ft.)  
Total 218.8 sq. m. (2355 sq. ft.)



Ground Floor  
Floor area 129.4 sq.m. (1393 sq.ft.) approx  
Garage 13.6 sq.m. (146 sq.ft.) approx

First Floor  
Floor area 75.8 sq.m. (816 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As  
Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk





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