



**Tollgate Close, Leicester, LE2 4TZ**

**ANDREW  
GRANGER & CO**

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# Property Description

4-5 Bedroom Extended Family Home in Sought-After Oadby Location - Ensuite, Garage, Garden & Off-Road Parking.

Located on the ever-popular Cottage Farm estate in Oadby, this extended four/five-bedroom semi-detached home offers stylish and spacious accommodation across three floors, making it ideal for families looking for flexible living space in a well-connected and desirable location.

Key Features:

Four double bedrooms (plus optional fifth bedroom/snug)

Ensuite to master bedroom

Modern kitchen/diner with integrated appliances

Spacious bay-fronted lounge

Ground floor WC

Off-road parking and single garage

Private rear garden

Close to good and outstanding schools

Great transport links via the A6 and into Leicester

Inside, the property is beautifully presented. The ground floor features a welcoming hallway, a generous lounge with bay window, and a contemporary kitchen/diner with integrated oven, fridge/freezer, hob, dishwasher, and plenty of storage. There's also a handy WC and useful understairs cupboard.

Upstairs, the first floor hosts the master bedroom with built-in wardrobes and a sleek ensuite, two further bedrooms, and a modern family bathroom. The loft has been converted to create a large fourth bedroom and an adjacent snug or home office, which could also serve as a fifth bedroom or nursery.

Outside, you'll find a well-maintained rear garden, ideal for entertaining or family time. The private driveway provides off-road parking for multiple vehicles, and the garage offers additional storage or secure parking.

Located in a quiet cul-de-sac with easy access to Oadby's many amenities, including shops, cafes, supermarkets, and highly rated schools. Leicester city centre and open countryside are both just a short drive away.

This move-in ready family home combines space, style, and location - and properties like this don't stay on the market for long.

Book your viewing today to avoid missing out.







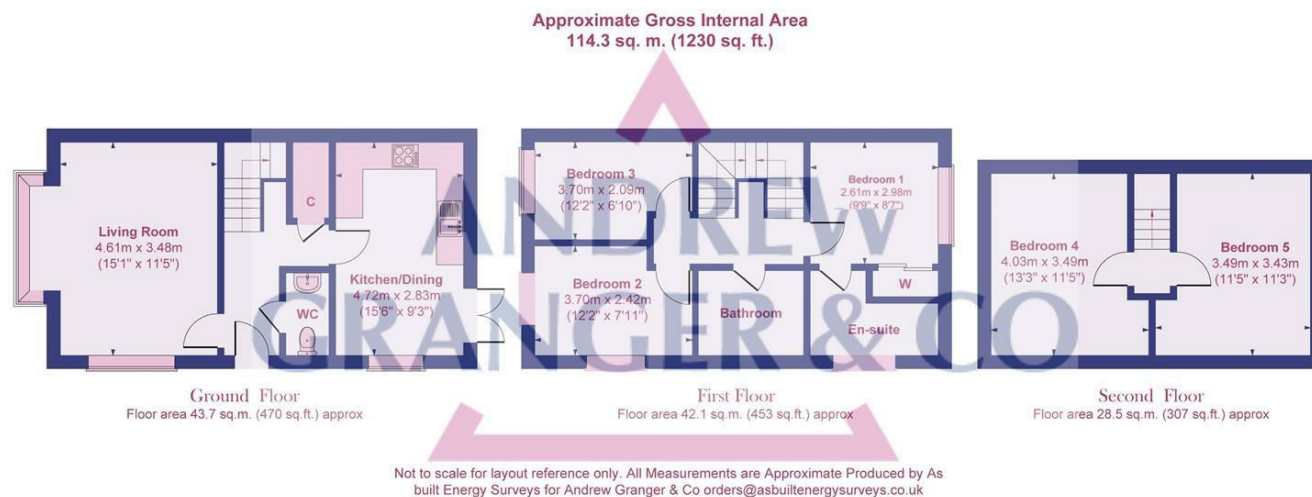
## Key Features

- Located on the popular Cottage Farm estate in Oadby
- Extended into the loft to create a forth bedroom and snug/fifth bedroom
- Stylish and contemporary finish throughout
- Master bedroom with private ensuite bathroom
- Within walking distance to a number of highly rated schools
- Peaceful cul-de-sac setting
- Within easy reach of a range of local amenities
- Excellent transport links to Leicester and Market Harborough

**£400,000**







EPC Rating - B

Tenure - Freehold

Council Tax Band - C

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

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