



10 Tollgate Close, Oadby
£375,000


ANDREW
GRANGER & CO



10 Tollgate Close

Oadby, Leicester

Extended 4-5 bed family home in Oadby with ensuite, garage, garden, off-road parking, modern kitchen, flexible living, and easy access to schools and amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 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





10 Tollgate Close

Oadby, Leicester

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.

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.

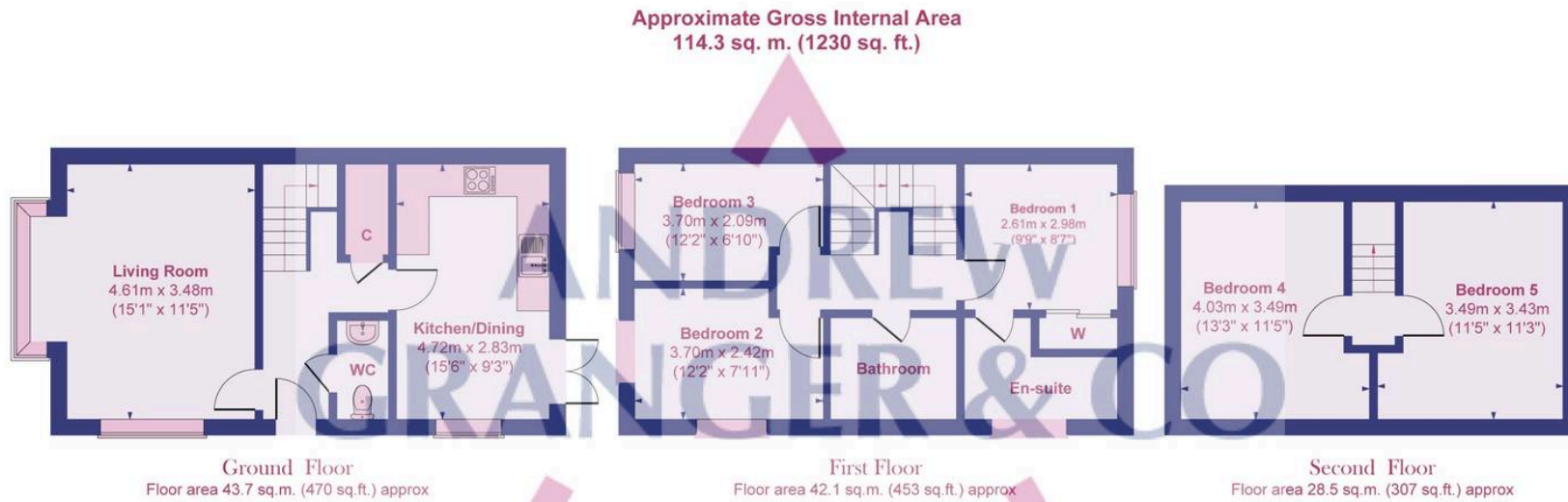
Upstairs, the first floor hosts the master bedroom with built-in wardrobes and a sleek ensuite, two further bedrooms, and a modern family bathroom. The loft has been converted to create a large fourth bedroom and an adjacent snug or home office, which could also serve as a fifth bedroom or nursery.

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.







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

Andrew Granger & Co Oadby (Part of Sheldon Bosley Knight)

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