



Bossu Drive, Oadby, Leicester, LE2 2GR

**ANDREW
GRANGER & CO**

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**SHELDON
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Property Description

Situated on the sought-after Stoughton Grange development in Oadby, this superb three bedroom detached family home offers a perfect blend of modern style and practical living. Built in December 2022, 'The Mason' benefits from 7 and a half years NHBC warranty remaining and is presented to the market in turnkey condition and with upgraded fixtures and fittings such as cupboards, tiling, Amtico flooring & carpets.

Entering inside through a welcoming and light-filled hallway, the property opens into a spacious open-plan lounge/kitchen/diner, ideal for both family life and entertaining. With French doors opening out to a private rear garden, a dedicated utility room and two generous walk-in storage cupboards, this space is both stylish and practical. At the front of the property, you'll find a separate lounge, perfect for a quiet retreat or a more formal reception area, along with a convenient guest WC.

Upstairs, the master bedroom boasts its own ensuite shower room, while the additional double bedroom and well-sized third room are both served by a contemporary family bathroom.

Externally, the enclosed rear garden is mainly laid to lawn, offering a tranquil space to unwind and enjoy the sunshine. To the side of the property, a tandem driveway and garage provide off-road parking for multiple vehicles.

Located just moments from local amenities, including shops, cafes, and highly-rated schools, this property combines comfort, convenience, and modern living in one of Oadby's most desirable areas.





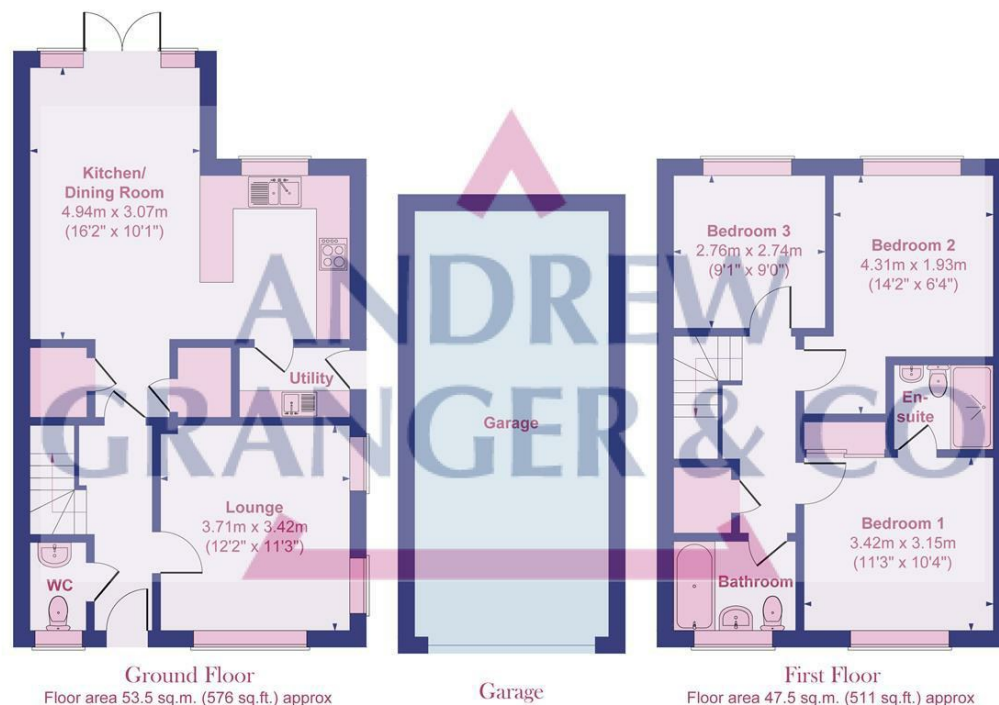
Key Features

- Located on the Stoughton Park Development
- 'The Mason' design
- Executive 3 bedroom detached family home
- Premium fixtures and fittings throughout
- 10 years of NHBC warranty from December 2022
- Tandem driveway for multiple vehicles and garage
- Open plan lounge/kitchen/diner with utility room
- Separate, dual aspect lounge
- Ensuite to the master bedroom
- Excellently located close to local schools, shops and amenities

**Offers Over
£400,000**



Approximate Gross Internal Area
101.0 sq. m. (1087 sq. ft.)
(Excluding Garage)



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



EPC Rating - B

Tenure - Freehold

Council Tax Band - D

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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