



HIGHCROFT AVENUE

Oadby | LE2 5UH

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HIGHCROFT AVENUE

Welcome to Highcroft Avenue, a handsome, extended three bedroom bungalow offering a wealth of living space and ideally positioned within close proximity of Oadby's sought after amenities.

FIRST IMPRESSIONS

This beautifully extended three-bedroom home is situated in the desirable area of Oadby, Leicestershire, offering a perfect blend of modern living and practicality. Thoughtfully designed and finished to a high standard, the property provides spacious and versatile accommodation, making it an ideal choice for families or professionals seeking a stylish and comfortable home.

As you step through the front door, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the property. The bay-fronted lounge is a particularly attractive space, featuring dual-aspect windows that allow an abundance of natural light to flood the room, creating a warm and airy atmosphere. This beautifully proportioned living area provides an excellent space for relaxation and entertaining.

At the heart of the home is the impressive extended living kitchen, designed to cater to the demands of modern family life. It is fitted with a full range of stylish wall and base units, complemented by high-quality integrated Bosch appliances. There is ample space for an American-style fridge freezer, ensuring practicality as well as aesthetic appeal. This fantastic space extends into a versatile living and dining area, where French doors open onto the rear garden, seamlessly connecting indoor and outdoor living. Underfloor heating throughout this section of the home adds an extra touch of luxury, ensuring warmth and comfort during the colder months.

















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The first floor offers three generously sized bedrooms, each designed with space and comfort in mind. The guest bedroom benefits from its own ensuite shower room, providing convenience and privacy for visiting family or friends. The principal bedroom is a spacious retreat, complete with large fitted wardrobes that offer excellent storage solutions. In addition to these bedrooms, there is a further room currently used as an office, which could easily be transformed into a fourth bedroom, catering to the evolving needs of a growing family or those requiring a dedicated workspace.

Externally, the property continues to impress. To the front, a recently refitted driveway provides ample off-road parking, ensuring convenience for multiple vehicles. The rear garden has been designed with low maintenance in mind, featuring a large patio area ideal for outdoor dining and entertaining. Neatly planted borders add a touch of greenery, while the well-kept lawn provides a pleasant space for relaxation or children to play.

This exceptional home offers a perfect balance of space, style, and practicality in a highly sought-after location. With its well-planned layout, high-quality finishes, and excellent outdoor space, it is a property that is ready to be enjoyed by its next owners.

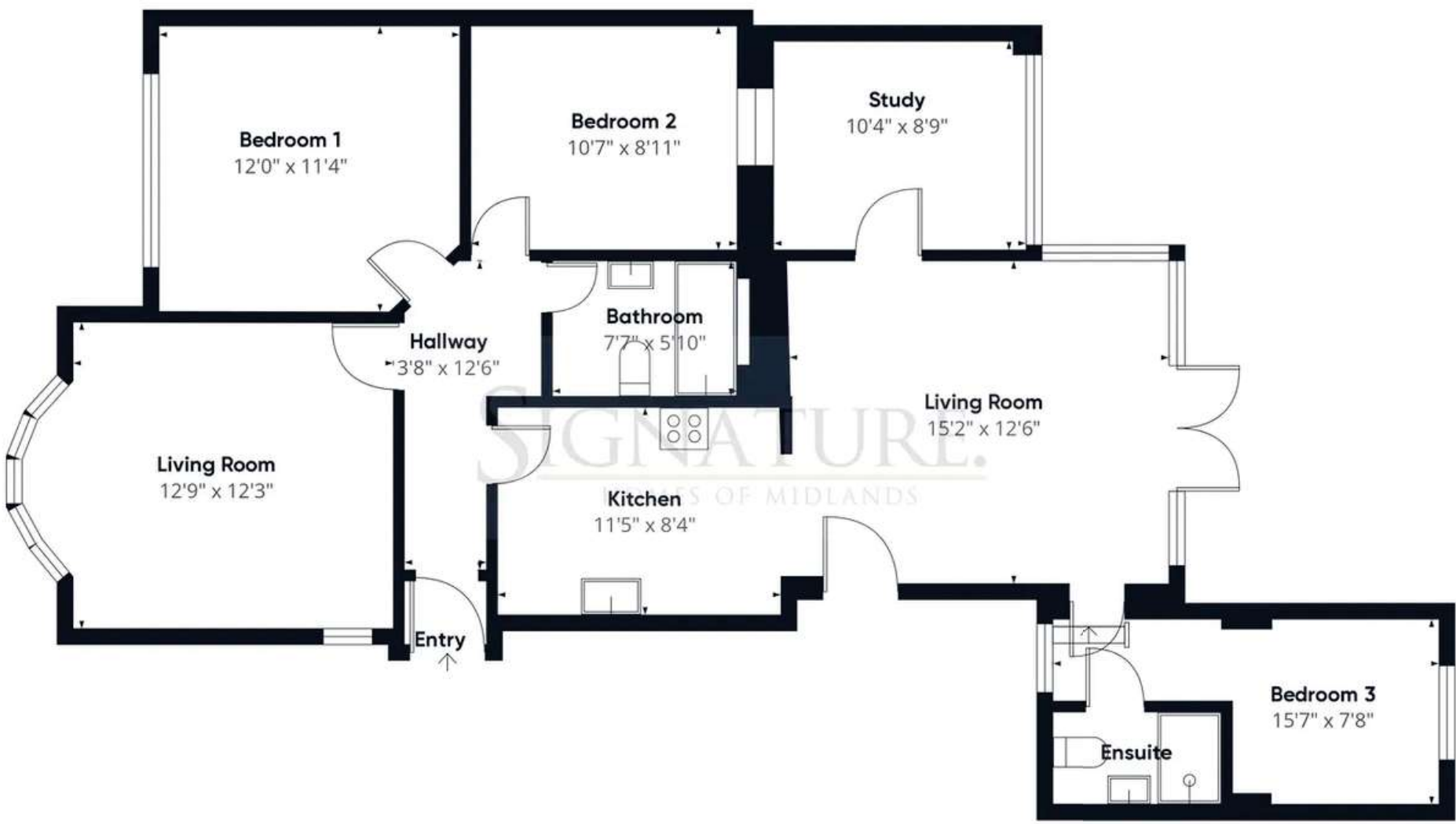






The location of this residence is equally impressive. Just a stone's throw away, you will find the esteemed Beauchamp College and Gartree Schools, a wealth of local amenities awaits in Oadby town centre, mere minutes away, offering a diverse range of shops, supermarkets, leisure facilities, and esteemed educational institutions, both public and private.

Commuting and transportation are made easy with excellent access to the local transport network, including the A6 Great Glen bypass and the city's inner and outer ring road system. This provides convenient connections to the M1 and M69 motorways, as well as Leicester city centre. For those seeking expedient travel, fast and frequent rail services are a mere 15 minutes away at Leicester Station, while Market Harborough is just 20 minutes away, allowing for effortless journeys to London St Pancras International in just over an hour



Approximate total area^m

1008.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

Signature Midlands

Tel: +44 (0) 116 482 2299

hello@signaturemidlands.co.uk

40 The Parade, Oadby, Leicester LE2 5BF

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