



RAWLINGS COURT
Oadby | LE2 4UU

SIGNATURE.
HOMES OF MIDLANDS

RAWLINGS COURT

Offered to the market for the first time since the property was built is this handsome four bedroom detached home located within the ever popular Oadby Grange development.

FIRST IMPRESSIONS

Situated in the highly desirable Oadby Grange, this beautifully maintained four-bedroom detached home is being offered to the market for the first time in 30 years, since its original construction.

Designed for comfortable family living, the property provides generous space, ample storage, and a private rear garden that enjoys plenty of sunlight throughout the day.

Upon entering, a welcoming hallway leads to a convenient downstairs WC. The lounge is a bright and inviting space, featuring a charming fireplace and patio doors that open onto the garden, allowing for plenty of natural light. The well-appointed kitchen is fitted with a comprehensive range of wall and base units, complemented by high-quality Neff appliances, offering both practicality and style.

A conservatory provides an additional space to relax while enjoying views of the garden. The separate dining room is ideal for family meals and entertaining, while the office or studio, created from the converted garage, offers a versatile area perfect for working from home or creative pursuits.















Upstairs, the home boasts four generously sized bedrooms. The principal bedroom benefits from fitted wardrobes and an ensuite bathroom, while both the second and third bedrooms also feature built-in wardrobes, ensuring excellent storage. A further family bathroom serves the remaining rooms, offering a well-designed space for the household.

Outside, a driveway provides off-road parking at the front. The rear garden is a peaceful retreat, well maintained and benefiting from an abundance of sun, making it a perfect space for outdoor relaxation. A large timber shed or playhouse, complete with power and lighting, adds further functionality, offering additional storage or a dedicated play area.

This is a rare opportunity to acquire a much-loved family home in one of Leicester's most sought-after locations. With its spacious layout, excellent storage solutions, and prime positioning in Oadby Grange, it is ideally suited for modern family living. Viewing is highly recommended to fully appreciate all that this property has to offer.











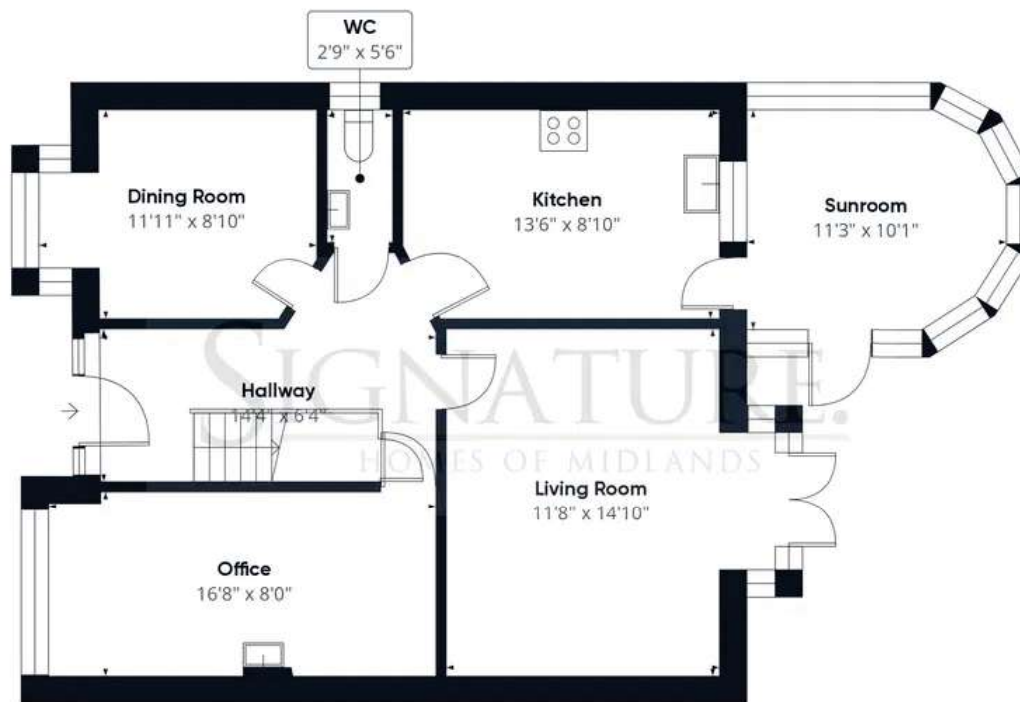


The location of this residence is equally impressive. Just a stone's throw away, you will find the esteemed Woodland Grange Primary School, renowned for its 'Outstanding' Ofsted rating. A wealth of local amenities awaits in Oadby town centre, mere minutes away, offering a diverse range of shops, supermarkets, 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.





Floor 0

Approximate total area⁽¹⁾
1383.93 ft²



Floor 1

(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 are based on RICS IPMS 3C standard.

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