

for sale

offers over **£325,000**



## Riston Close Oadby Leicester LE2 5WN

Connells is delighted to bring to the market this well presented three bedroom semi-detached property with masses of potential. The property benefits from off road parking, garage, front & rear gardens, lounge/diner, kitchen with access to the garden, three good sized bedrooms & family bathroom.

# Riston Close Oadby Leicester LE2 5WN

## Entrance Hall

Welcoming entrance hall with double glazed window to the front of the property & access to the first floor accommodation and lounge/diner.

## Lounge/diner

19' 10" x 12' 2" ( 6.05m x 3.71m )

A bright and airy lounge/diner with plenty of living space, x2 radiators, double glazed window to the front elevation, double glazed patio doors leading out to the rear garden, TV point & gas fire place.

## Kitchen

12' 10" x 8' ( 3.91m x 2.44m )

Good sized family kitchen offering a range of wall and base units with roll top work surfaces and splashback tiles, gas oven and hob with extractor fan overhead, sink and drainer, double glazed window looking out to the rear garden, burglar alarm & plumbing for washing machine and dishwasher.

## Landing

Upon entering the first floor to the landing you have access to all bedrooms, bathroom and WC, airing cupboard and storage cupboard.

## Bedroom One

12' 2" x 11' 11" ( 3.71m x 3.63m )

Master bedroom benefits from double glazed window to the front of the property, fitted wardrobes & radiator.

## Bedroom Two

12' 7" max x 7' 10" max ( 3.84m max x 2.39m max )

Second bedroom offers double glazed window to the front elevation, fitted wardrobes & radiator.

## Bedroom Three

11' 7" x 8' 7" ( 3.53m x 2.62m )

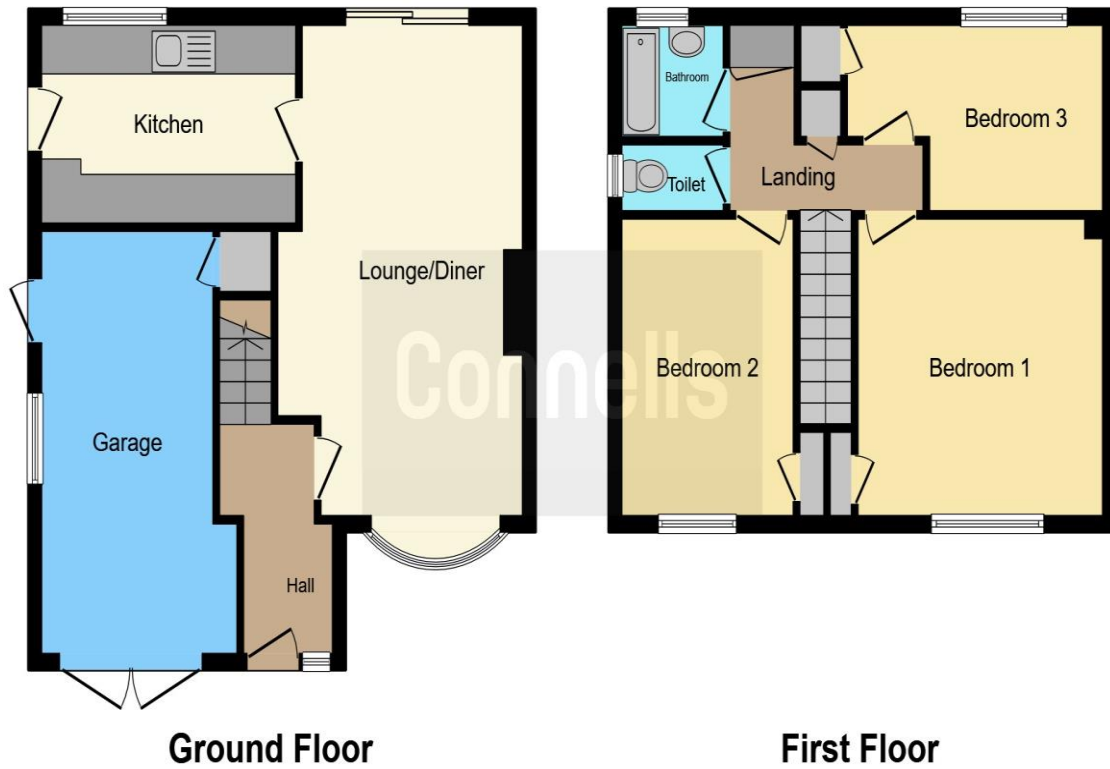
Good sized third bedroom benefiting from double glazed window looking out to the rear garden & radiator.

## Outside

The front of the property offers a driveway and well maintained laid to lawn area and side access to the rear garden. To the rear is a large laid to lawn area, a range of trees, shrubs and bushes & a patio area perfect for alfresco dining.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01162 710612**  
**E oadby@connells.co.uk**

78B The Parade Oadby  
 LEICESTER LE2 5BF

Property Ref: OBY310092 - 0005

**Tenure:** Freehold

**EPC Rating:** D

**view this property online** [connells.co.uk/Property/OBY310092](http://connells.co.uk/Property/OBY310092)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)