



Connells

Fitzwilliam Close
Oadby Leicester



Property Description

An impressive detached, four bedroom family home, situated in a cul de sac location, within close proximity to the local amenities of Oadby town centre and catchment for Manor High School and Beauchamp College. This property benefits from an entrance porch leading through to ground floor accommodation comprising of hallway, downstairs WC, spacious living room, dining room and kitchen. First floor accommodation comprises of four generously sized bedrooms and a family bathroom. To the rear of the property is a delightful garden with a patio area and lawn.

Porch

Double glazed entrance porch leading through to hallway.

Hall

Entered via the porch, comprising staircase leading to the landing, understairs storage cupboard and access to the downstairs living space.

Ground Floor WC

Comprising WC, wash hand basin with splashback, stainless steel towel radiator and double glazed window to side elevation.

Living Room

14' 2" x 11' 8" (4.32m x 3.56m)

Double glazed window to front elevation, gas fireplace with surround and radiator.

Dining Room

13' 8" x 11' 7" (4.17m x 3.53m)

Leading on from the living room is this spacious dining area with patio doors leading to the rear garden.

Kitchen

14' 6" x 7' 3" (4.42m x 2.21m)

Modern kitchen with a range of base units and integrated appliances comprising NEFF gas hob with extractor hood and electric oven. Radiator and double glazed window overlooking rear garden as well as side access leading to rear garden.



Bedroom 1

12' 10" x 11' 3" (3.91m x 3.43m)

Double bedroom with fitted wardrobes, double glazed window to front elevation and radiator.

Bedroom 2

11' 9" x 10' 4" (3.58m x 3.15m)

Double bedroom with fitted wardrobes, double glazed window to rear elevation and radiator.

Bedroom 3

11' 4" x 8' 6" (3.45m x 2.59m)

Double bedroom with fitted wardrobes, double glazed window to rear elevation and radiator.

Bedroom 4

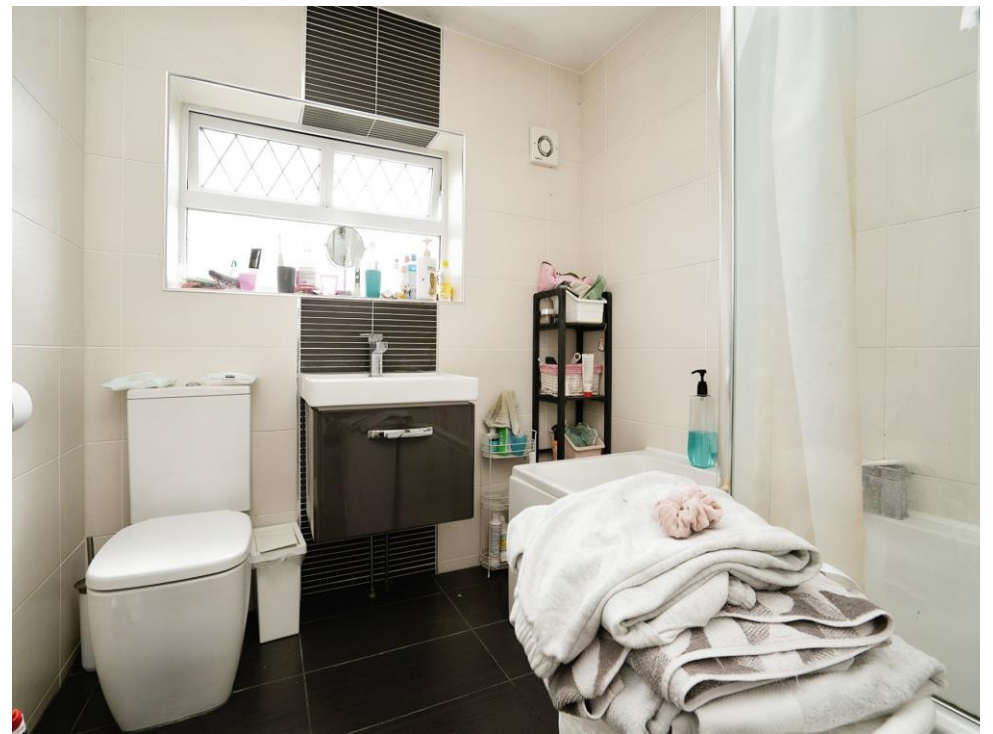
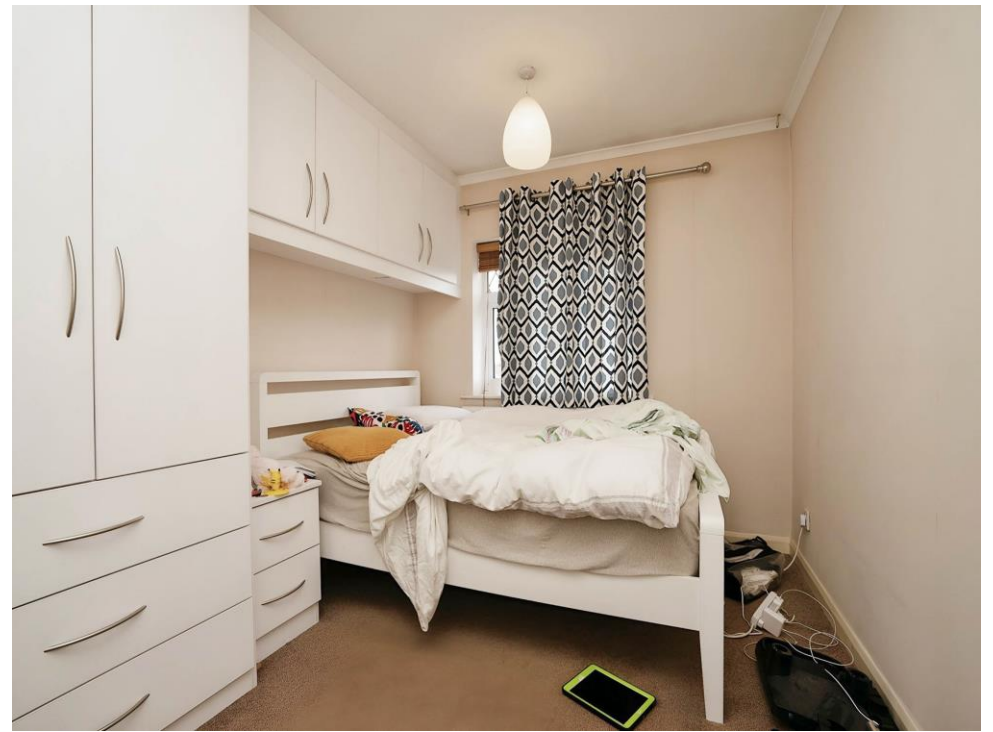
8' 4" x 7' 2" (2.54m x 2.18m)

Single bedroom, or small double, with double glazed window to rear elevation and radiator.

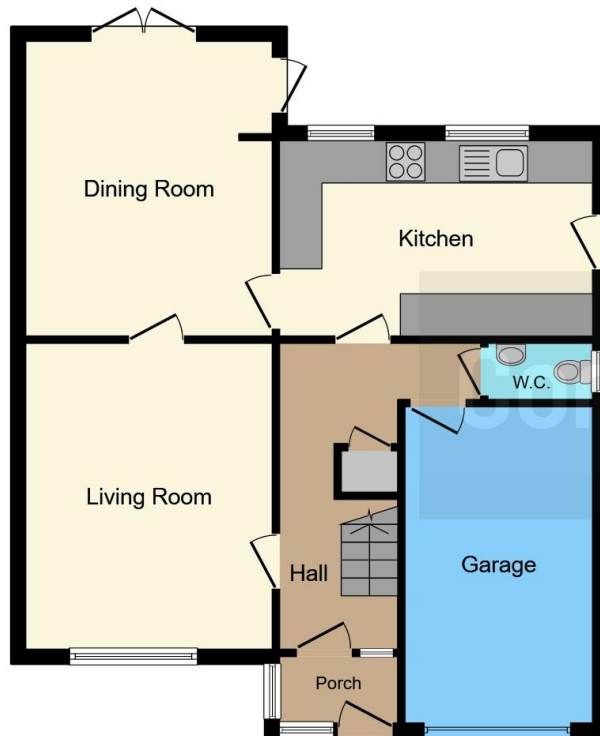
Family Bathroom

Modern bathroom with tiled walls and floor. Comprising WC, bath with overhead shower, wall hung wash hand basin with mixer taps, underfloor heating and towel radiator.

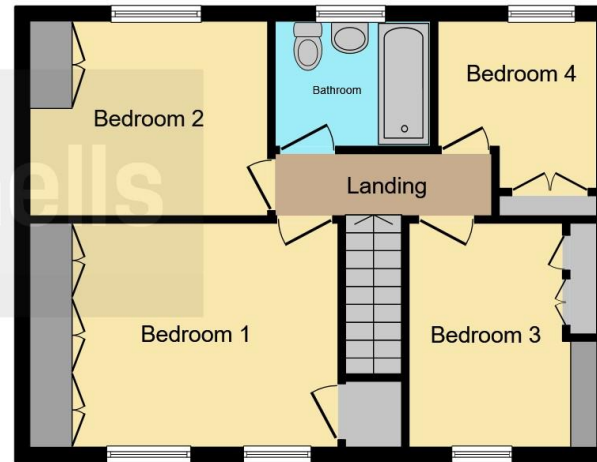








Ground Floor



First Floor

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

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view this property online connells.co.uk/Property/OBY310894

directions to this property:

Proceed from the agent's Oadby branch to the traffic lights and turn right on to the A6 in the direction of Market Harborough. After passing Sainsburys on the right hand side, take a left turn into Hunters Way, turn left again into Hunters Way then right into Fitzwilliam Close where the property can be located to the right hand side.

EPC Rating: D

Tenure: Freehold



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.

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Property Ref: OBY310894 - 0006