



Connells

Holly Court
Oadby Leicester



Property Description

Discover a meticulously maintained FOUR BEDROOM DETACHED FAMILY HOME nestled within the sought-after Blackthorn Manor Development, a stone's throw from Oadby Town Centre in Leicester LE2. This residence offers a harmonious blend of comfort and style, with convenient access to renowned schools and excellent road connections to Evington, Wigston, and Great Glen.

Entrance Hall

As you step into the home, you are greeted by a welcoming entrance hallway featuring laminate flooring, a central heating radiator, and a staircase leading to the first floor, cleverly maximising storage space beneath.

Cloakroom

The ground floor unfolds with a recently modernised cloakroom WC, boasting a low-level flush WC, vanity washbasin, tiled floor and walls, heated towel rail, and a double glazed window to the front aspect.

Lounge

The front lounge, spanning 4.25m x 4.14m into a bay, exudes spaciousness with laminate flooring, a central heating radiator, a gas fireplace, and a double glazed bay window offering abundant natural light. Ideal for both relaxation and entertainment, this room sets the tone for a warm and inviting atmosphere.

Kitchen/Diner

Move seamlessly into the heart of the home - the open-plan kitchen/diner (6.39m x 2.90m). This expansive space features wall and base-mounted cupboards with stylish worktops, a breakfast bar seating area, and integrated appliances including an under-counter fridge, oven, microwave, and gas hob with an extractor hood.

Conservatory

16' 2" x 8' 1" (4.93m x 2.46m)

Transform the family room (4.95m x 2.49m) into a versatile space that meets your needs, with laminate flooring, a central heating radiator, and a double glazed window to the front aspect. Connected seamlessly to the kitchen/diner, the conservatory (3.94m x 2.80m) adds an enchanting touch to the living space, featuring double glazed UPVC windows, French doors to the garden, tiled flooring, and a central heating radiator.

Utility

The utility area (2.09m x 1.43m) complements this functional layout, equipped with wall and base-mounted cupboards, a sink unit, plumbing for a washing machine, space for a dryer, and a door leading to the side.

First Floor Landing

Ascending to the first floor, the landing area offers carpet flooring, loft access, an airing cupboard, and doors leading to all rooms.

Bedroom One (Master)

The master double bedroom (4.24m x 3.63m) beckons with carpet flooring, a central heating radiator, fitted double wardrobe storage, and double glazed windows to the side and front aspects.

En-Suite

The en-suite is a luxurious retreat, comprising a walk-in shower, low-level flush WC, vanity washbasin, heated towel rail, and tasteful tiling.

Bedroom Two

Bedroom Two (3.40m x 2.86m max) present comfortable double bedrooms, each adorned with unique features, including fitted wardrobe storage and eaves storage, respectively.

Bedroom Three

Bedroom Three (3.34m x 3.01m) present comfortable double bedrooms, each adorned with unique features, including fitted wardrobe storage and eaves storage, respectively.

Bedroom Four

Bedroom Four (3.44m x 2.06m), with its central heating radiator, carpet flooring, and double glazed window to the front aspect, completes the sleeping quarters.

Family Bathroom

The family bathroom is a haven of relaxation, featuring a low-level flush WC, vanity washbasin, bath with handheld shower fitting and glass screen, tiled flooring and part-tiled walls, a central heating radiator, and a double glazed window to the front aspect.

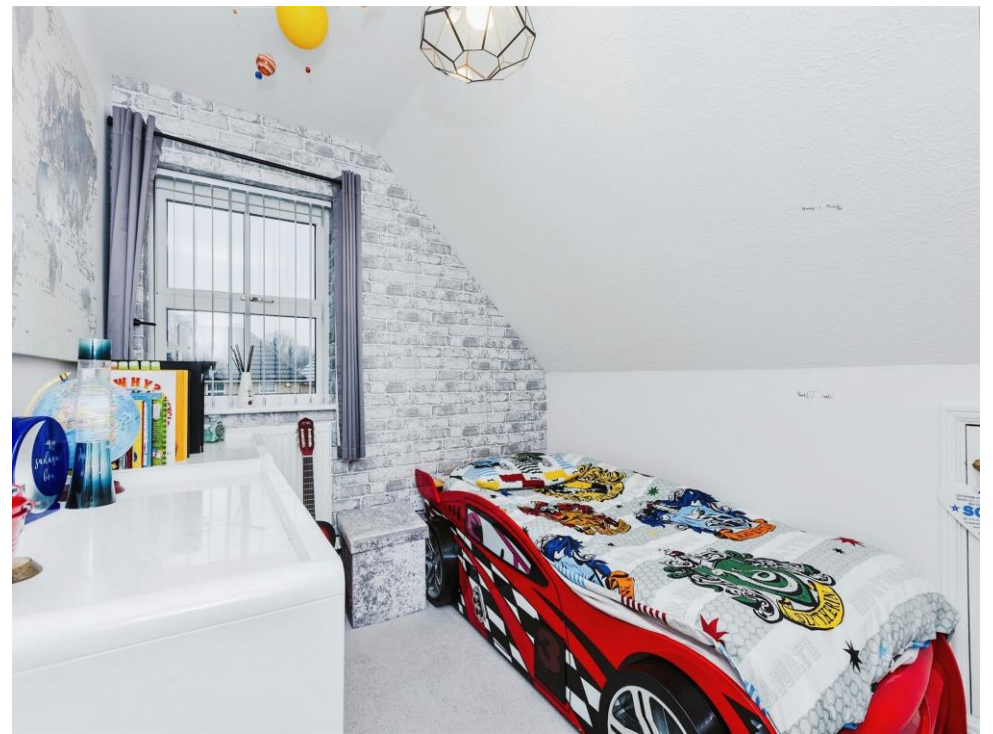
Outside

Moving outside, a two-car front driveway with lawn and shrub borders, along with a side gate, sets the stage for a warm welcome. The rear garden, primarily laid to lawn, invites outdoor enjoyment with its paved patio and fenced boundaries.

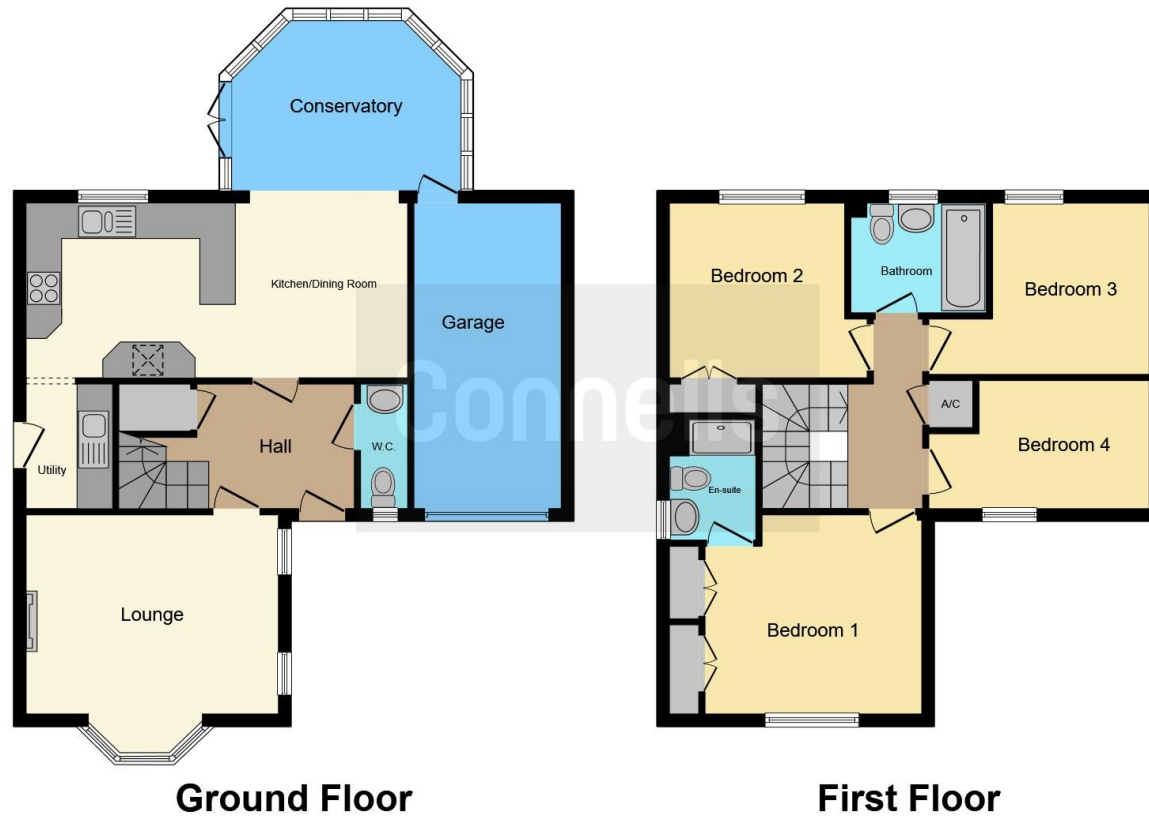
Tenure

In terms of tenure, the property is offered as freehold with vacant possession upon completion. For council tax information, Oadby and Wigston Council have designated it under Tax Band E. Keep in mind that local authorities reserve the right to re-calculate the council tax band upon property sale or extension. EPC rating: D.









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/OBY311070

directions to this property:

From Agent's Oadby branch proceed along The Parade to the mini roundabout then take the first left into New Street. At the traffic lights continue straight on into Stoughton Road, proceed to the next mini roundabout, bearing left into Whitebeam Road. Take the third left into Wych Elm Road and first right into Holly Court, where the property can be identified by our For Sale board.

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.

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.

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