



**Connells**

Tynedale Close  
Oadby Leicester





## Property Description

An exceptionally well presented, detached family home in a sought after location which in brief comprises of entrance hall, two reception rooms, kitchen with breakfast room and cloakroom with WC to the ground floor. Moving on to the first floor accommodation which boasts six bedrooms, en-suite to master bedroom, as well as a separate family bathroom This property further benefits from a double garage, off road parking for multiple vehicles and rear garden with a private aspect.

### Entrance Hall

Step through the entrance to a thoughtfully designed interior, where every detail contributes to an atmosphere of comfort and sophistication. Having door and to front, under stairs cupboard, radiator.

### Lounge

22' 2" x 14' 8" ( 6.76m x 4.47m )

The main level unfolds with a welcoming cloakroom, inviting lounge, and a dining room that offers versatile space for relaxation or entertainment. Featuring a gas fire with brick fireplace, radiator, bay window to front elevation, and door to rear garden.

### Dining Room

22' 2" x 9' 4" ( 6.76m x 2.84m )

Double doors leading through to this dining room, bay window to front elevation and window overlooking rear garden.

### Kitchen

8' 5" x 7' 6" ( 2.57m x 2.29m )

The heart of the home lies in the expansive kitchen/diner, where culinary enthusiasts will appreciate the modern amenities and the seamless flow between cooking and dining areas. Having a range of base units, stainless steel sink with drainer, work surfaces, being partially tiled with integrated electric oven, gas hob with cooker hood over, plumbing for dishwasher, space for fridge freezer, window to rear elevation, door to rear elevation.

### Breakfast Room

10' 9" x 8' 5" ( 3.28m x 2.57m )

Having wall mounted central heating boiler, door to garage, radiator, patio doors leading out to rear garden.

### Cloakroom

Having low level WC, wash hand basin, partially tiled with radiator.

## First Floor Landing

Ascend the staircase to the upper level, where six generously proportioned double bedrooms await. Each bedroom is a haven of tranquillity, providing ample space for personal retreats.

## Bedroom 1

16' x 11' 6" ( 4.88m x 3.51m )

The master suite, distinguished by its size and elegance, features a private en-suite, creating a luxurious sanctuary within the residence. Having built in wardrobes, radiator and window to front elevation.

## En-Suite

Having shower, shower cubicle, wash hand basin, low level WC, being partially tiled with radiator, window to front elevation.

## Bedroom 2

19' 1" x 7' 2" ( 5.82m x 2.18m )

Having wardrobe recess, wood laminate flooring, two windows to rear elevation, radiator.

## Bedroom 3

11' 6" x 9' 4" ( 3.51m x 2.84m )

Having built in wardrobes, radiator, window to front elevation.

## Bedroom 4

11' 5" x 8' 3" ( 3.48m x 2.51m )

Having built in wardrobes, radiator, window to rear elevation.

## Bedroom 5

11' 7" x 7' 1" ( 3.53m x 2.16m )

Having built in wardrobes, radiator, window to front elevation.

## Bedroom 6

9' 4" x 7' 9" ( 2.84m x 2.36m )

Having built in wardrobes, radiator, window to rear elevation.

## Family Bathroom

Accommodate diverse family needs effortlessly with the inclusion of a well-appointed family bathroom. Having bath with shower off, pedestal wash hand basin, low level WC, fully tiled with radiator and window to rear elevation.

## Outside

The property is accessed via a shared driveway to a gravelled area providing off road parking. There is a gated side access to the rear garden which has paved patio, lawned area and being enclosed by fence.

## Double Garage

18' 8" x 17' 3" ( 5.69m x 5.26m )

Beyond the walls of this distinguished home, a double garage ensures convenience, while the expansive off-road parking area accommodates at up to six cars, catering to both practicality and convenience. Having power, light, two up and over doors, storage into eaves.















**Ground Floor**



**First Floor**

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**view this property online [connells.co.uk/Property/OBY310961](http://connells.co.uk/Property/OBY310961)**

**directions to this property:**

Proceed from Agent's Oadby branch along The Parade towards the Village Church. Continue over the mini roundabout into London Road and at the traffic lights turn right onto the A6. Take the 2nd right hand turning into Hunters Way and take the 5th right hand turning into Tynedale Close. Bear left at the end of the cul-de-sac and the property can be observed in the corner.

**EPC Rating: D**

Tenure: Freehold



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