



Connells

Rawlings Court
Oadby Leicester



Property Description

Presenting an impeccably maintained modern detached house boasting four bedrooms, including a master bedroom with an en suite, situated in the coveted heart of a sought-after location. This residence offers a thoughtfully designed layout, featuring two reception rooms - a spacious lounge for relaxation and a separate dining room for elegant entertaining.

The well-equipped fitted kitchen and utility area provide convenience, ensuring a seamless daily routine. The property is enhanced by double glazing and efficient gas central heating, providing comfort throughout the seasons. A garage and driveway add practicality and convenience to your lifestyle, offering ample parking space.

Perfectly positioned for access to renowned Oadby Schools, this home offers a harmonious blend of modern living and convenience. Don't miss the opportunity to explore this delightful property - viewing is highly recommended to appreciate its charm and functionality.

Entrance Hall

Cloakroom

Lounge

20' 3" x 11' 1" (6.17m x 3.38m)

Dining Room

11' 1" x 9' 8" (3.38m x 2.95m)

Kitchen

16' x 10' 6" (4.88m x 3.20m)

Utility Room

6' 3" x 5' (1.91m x 1.52m)

Conservatory

12' 4" x 9' 1" (3.76m x 2.77m)

First Floor Landing

Bedroom 1

12' 4" x 11' 8" (3.76m x 3.56m)

En-Suite

Bedroom 2

11' 3" x 8' 7" (3.43m x 2.62m)

Bedroom 3

10' 8" x 8' 1" (3.25m x 2.46m)

Bedroom 4

10' x 8' 1" (3.05m x 2.46m)

Bathroom









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/OBY310671

directions to this property:

From Agent's Oadby branch proceed north on The Parade towards Sandhurst Street. At the lights, turn right onto A6/Harborough Road. At the roundabout, take the first exit for Florence Wragg Way and turn fourth right onto Smore Slade Hills. Take first turn right onto Rawlings Court where the property can be located at the end of the cul-de-sac.

EPC Rating: C

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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