



Connells

Cottesmore Avenue
Oadby Leicester



Property Description

A well maintained detached family home in a sought after location, which in brief comprises of entrance hall, two reception rooms, kitchen, utility room, downstairs WC, three bedrooms to the first floor with a dressing room that could be converted back to a fourth bedroom if required, a family bathroom and double garage with off-road parking for multiple vehicles.

Entrance Hall

Porch leading through to entrance hall with storage cupboard and stairs ascending to first floor.

Cloakroom

Having low level WC, wash hand basin, radiator and small window to front elevation.

Living Room

14' 6" x 11' 7" (4.42m x 3.53m)

Electric fireplace and window to front elevation.

Dining Room

11' 7" x 9' 2" (3.53m x 2.79m)

Double glazed patio doors leading to rear garden.

Kitchen

10' 4" x 10' 7" (3.15m x 3.23m)

Accessed via the hall or dining room is the kitchen with separate utility room. Comprising a range of base units with sink/drain, gas point, plumbing and boiler. Window overlooking rear garden.

Utility Room

12' 8" x 10' 1" (3.86m x 3.07m)

Following on from the kitchen is a separate utility room, with sink/drain and plumbing for washer/dryer with access to rear garden and double garage.

First Floor Landing

Window to stairwell and storage cupboard.

Bedroom One

13' 4" x 8' 7" (4.06m x 2.62m)

Master double bedroom with gas radiator and window to rear elevation.

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m)

Double bedroom with gas radiator and window to front elevation.

Bedroom Three

10' 8" x 5' 9" (3.25m x 1.75m)

Single bedroom with gas radiator and window to rear elevation.

Bedroom Four

7' 9" x 3' 9" (2.36m x 1.14m)

Currently utilised as a dressing room, comprising fitted wardrobes and window to rear elevation.

Family Bathroom

Comprising wc, wash hand basin, bath tub with shower over and window to front elevation.

Front

Lawned front garden with off-road parking and a double garage with up and over door, which can also be accessed via the utility room.

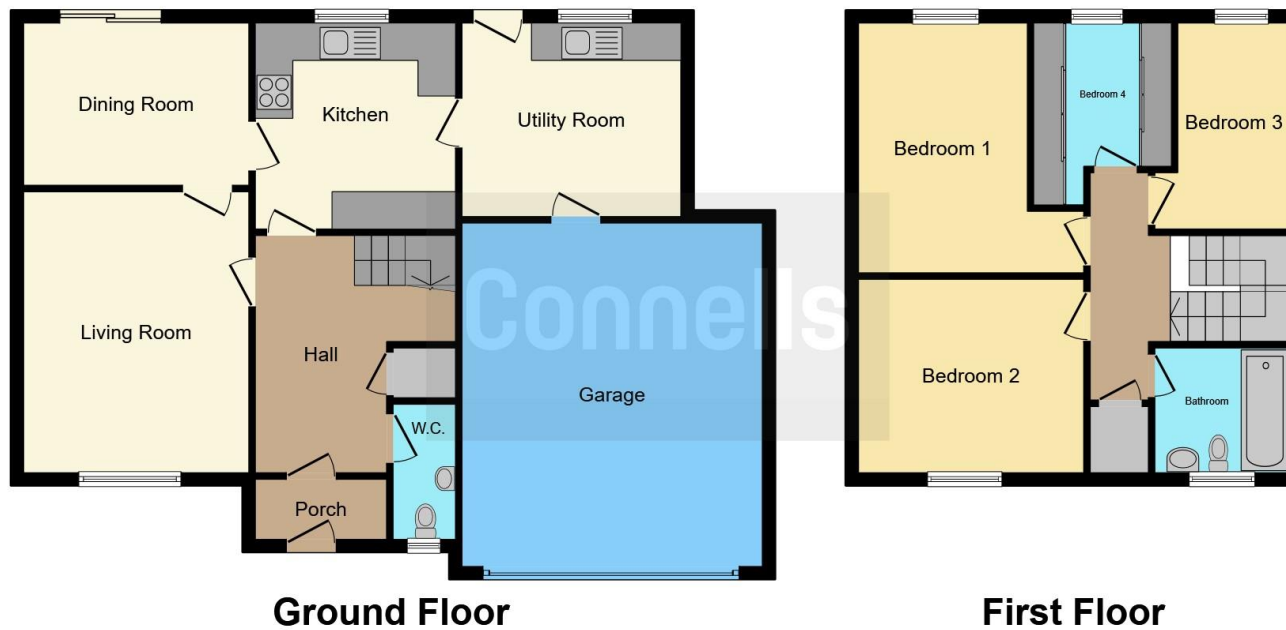
Rear Garden

Paved patio area with remainder laid mainly to lawn and display borders.









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Property Ref: OBY311144 - 0003