



**Connells**

Brabazon Road  
Oadby Leicester





### Property Description

This spacious end-of-terrace family home offers versatile living accommodation, ideal for an extended family. The property features four well-proportioned bedrooms, with the potential for a fifth, making it adaptable to your needs. On the ground floor you will find a light-filled lounge leading through to a comfortable sitting room, providing ample space for relaxation and family time. The kitchen, with a separate dining room, offers the perfect setting for family meals and entertaining. To the rear, a conservatory provides a delightful space to enjoy views over the mature garden. Ascending to the first floor, you will find four generously sized bedrooms, all offering plenty of natural light and storage options. The modern wet room is a highlight, featuring a shower, WC, and wash hand basin, ideal for busy family life.

With its combination of spacious rooms and potential for further customisation, this property offers the perfect blend of comfort and flexibility for growing families

### Cloakroom

Conveniently located ground floor cloakroom comprising wc and wash hand basin. Window to front elevation.

### Lounge/Sitting Room

32' 8" x 10' 8" ( 9.96m x 3.25m )

This spacious property features a large, open-plan lounge that seamlessly flows into a cozy sitting room, creating an inviting and versatile living space. The lounge is generously proportioned, offering ample room for relaxation and entertainment, with abundant natural light streaming through large windows. The sitting room, adjacent to the lounge, provides a more intimate setting, perfect for quieter moments or casual gatherings. The layout offers flexibility for various furniture arrangements, making it ideal for both everyday living and hosting guests. The seamless transition between the two rooms enhances the sense of space, making the area feel even more expansive and connected.



### Entrance Hall

Accessed via the porch is the hallway which has a ground floor wc, doors off to the lounge and dining room, staircase ascending to first floor accommodation.

### Dining Room

10' 10" x 10' ( 3.30m x 3.05m )

This charming dining room offers a perfect balance of functionality and style, featuring ample space for family meals or entertaining guests. The room is complemented by a convenient under-stairs storage cupboard, ideal for keeping everyday items neatly tucked away. Additionally, fitted storage cupboards provide extra organisational space, ensuring the room remains tidy and clutter-free. Whether used for formal dining or

as a multi-purpose space, the storage solutions enhance the room's practicality without compromising its appeal.

## Kitchen

11' 4" x 10' ( 3.45m x 3.05m )

This well-equipped kitchen features a range of eye and base-level units, providing plenty of storage space for all your culinary essentials. It comes with a built-in oven, gas hob, and extractor fan, ensuring a functional and efficient cooking area. The stainless steel sink with mixer taps adds a contemporary touch, while the tiled splashbacks offer both practicality and easy maintenance. The layout is designed to maximize space and make meal preparation a breeze, making it an ideal setting for both everyday cooking and entertaining.

## Conservatory

13' 3" x 9' 5" ( 4.04m x 2.87m )

This delightful brick base with uPVC to side conservatory offers a bright and airy retreat, featuring expansive windows that provide stunning views and access of the surrounding garden or landscape. Bathed in natural light, the space is perfect for relaxing or entertaining, with a seamless connection to the outdoors. Whether enjoying morning coffee or an evening breeze, the conservatory provides a tranquil setting, allowing you to appreciate the changing seasons in comfort. Its versatile design makes it an ideal spot for additional seating, a dining area, or simply a peaceful sanctuary to unwind.

## First Floor Landing

Doors off to all bedrooms, wet room and airing cupboard. Staircase ascending to attic room.

## Bedroom One

11' 7" x 8' 4" ( 3.53m x 2.54m )

Double bedroom with built-in wardrobes, carpeted and window to rear elevation.

## Bedroom Two

11' 2" x 10' 5" ( 3.40m x 3.17m )

Double bedroom with built in storage cupboards, carpeted and window to front elevation.

## Bedroom Three

11' x 10' 2" ( 3.35m x 3.10m )

Double bedroom with built in storage cupboards, carpeted and window to front elevation.

## Bedroom Four

9' 7" x 7' 5" ( 2.92m x 2.26m )

Single bedroom with built-in wardrobe, carpeted and window to side elevation.

## Wet Room

Comprising shower cubicle, low level wc, wash hand basin and tiled splashbacks. Window to rear elevation.

## Attic Room

10' 4" x 9' 10" ( 3.15m x 3.00m )

Stairs ascending from first floor landing to attic space which has potential for a fifth bedroom. Comprising a sky window, gas radiator and storage cupboards.















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**EPC Rating: C**

Tenure: Freehold

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