



Connells

Brabazon Road
Oadby Leicester



Property Description

Connells Oadby are proud to present this extended and versatile four-bedroom end-terrace family home, offering generous living space, adaptable accommodation, and the potential for a fifth bedroom. With no onward chain, this property is perfect for growing families seeking a spacious and flexible home in a convenient residential location.

Set across three floors, the home has been thoughtfully extended to maximise space and functionality. The ground floor welcomes you with a bright entrance hall, ground floor WC, and an impressive open-plan lounge and sitting room - a fantastic area for family relaxation or entertaining. A separate dining room and a well-equipped kitchen create the perfect setting for family meals, while the conservatory to the rear provides a peaceful retreat overlooking the mature rear garden.

Upstairs, there are four generously sized bedrooms, each with excellent natural light and built-in storage, alongside a modern wet room with contemporary fixtures. A staircase leads to the attic room, offering excellent flexibility - ideal as a fifth bedroom, home office, or creative space.

Externally, the property benefits from off-road parking and a mature garden to the rear, perfect for outdoor relaxation or entertaining.

Offering the perfect blend of comfort, space, and adaptability, this wonderful family home presents a rare opportunity to secure a large, extended property with fantastic potential -

and all available with no onward chain.

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.

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.

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)









EPC Rating: C Council Tax
Band: B

Tenure: Freehold

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