



Connells

New Street
Oadby Leicester



Property Description

This spacious three-bedroom semi-detached property is the perfect family home, offering a versatile layout and generous living spaces. Upon entry, the welcoming hallway leads to the main reception rooms, a ground-floor cloakroom, and handy downstairs storage.

The ground floor features a bright lounge with a bay-fronted window, a separate dining room, and a large conservatory that offers additional living space with garden access. The well-equipped kitchen includes ample storage, modern appliances, and tiled finishes, with an adjoining breakfast room overlooking the conservatory.

Upstairs, there are three well-proportioned bedrooms, including a spacious master, a second double with built-in storage, and a third versatile bedroom. The family bathroom is complete with a bath, WC, and wash hand basin.

Externally, the property offers off-road parking at the front/side and a private rear garden featuring a versatile garden room with bi-fold doors, ideal as a home office or leisure space. With its practical layout and modern features, this home is perfect for families seeking space, comfort, and convenience.

Hallway

On entering the property via the porch is the large hallway giving access to the reception rooms and follows on to the kitchen and breakfast room. Understairs storage cupboard and carpeted flooring.

Cloakroom

Conveniently located ground floor wc with wash hand basin.

Lounge

16' 4" x 13' 4" (4.98m x 4.06m)

Bay fronted window to front elevation, gas radiator central heating and carpeted flooring.

Dining Room

12' 3" x 11' 2" (3.73m x 3.40m)

Reception two currently utilised as a dining room with a window to side elevation, gas radiator central heating and carpeted flooring.

Conservatory

24' 3" x 11' 9" (7.39m x 3.58m)

Constructed of brick base, uPVC, the large conservatory provides a great additional space that has access to the kitchen, lounge, French doors leading out to garden and a further door to the side of the property.

Kitchen

9' 9" x 8' 5" (2.97m x 2.57m)

Fitted with a range of wall and base units with contrasting worktops, gas hob with extractor hood, stainless steel sink with mixer taps, tiled splashbacks and flooring, undercounter space for a fridge and washing machine. Window to rear elevation.

Breakfast Room

11' 2" x 9' 9" (3.40m x 2.97m)

Following on from the kitchen is the breakfast room with tiled flooring and a window looking into the conservatory.

Garden Room

7' 2" x 6' (2.18m x 1.83m)

The added gem to this property is the outbuilding currently utilised as an office, which is perfect for a separate working from home space.

First Floor Landing

The first floor landing consists of three well sized bedrooms, a family bathroom and loft access.

Bedroom One

17' 4" x 12' 1" (5.28m x 3.68m)

Master double bedroom with windows to front elevation, gas radiator central heating and carpeted flooring.

Bedroom Two

11' 7" x 11' 3" (3.53m x 3.43m)

Double bedroom with window to rear elevation, cupboard, gas radiator central heating and carpeted flooring.

Bedroom Three

9' 9" x 7' 9" (2.97m x 2.36m)

Single bedroom with window to side elevation, gas radiator central heating and carpeted flooring. Cupboard housing boiler.

Bathroom

Family bathroom comprising bath, wc and wash hand basin with tiled splashbacks. Window to side elevation.

Outside

Externally, to the front of the property, there is off-road parking and a rear garden that includes a garden room/home office with bi-fold doors.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

view this property online connells.co.uk/Property/OBY311535

directions to this property:

Proceed out of the Connells Oadby office turning left along The Parade onto London Road. Proceed over the mini roundabout and at the next mini roundabout turn left onto New Street where the property is located on the right hand side and can be identified by our Connells For Sale board.

EPC Rating: E

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OBY311535 - 0006