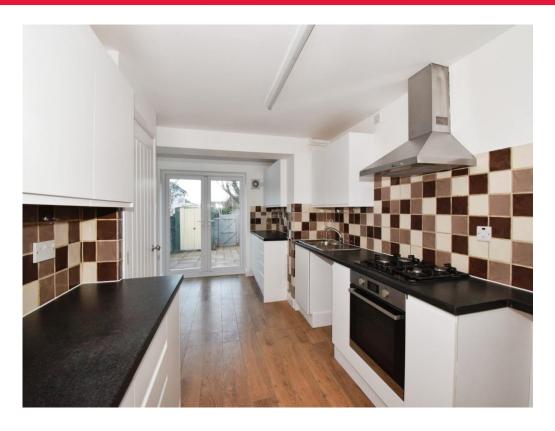


Connells

Burton Close Oadby Leicester

# Burton Close Oadby Leicester LE2 4SQ







# **Property Description**

Connells of Oadby are delighted to present this well-maintained three-bedroom mid-town house, ideally situated in the sought-after Oadby Grange area. Located within the highly regarded Launde and Manor School catchment, this home offers a fantastic opportunity for families, first-time buyers, or investors alike.

The property features a spacious lounge/diner, perfect for relaxation and entertaining, while the fitted kitchen with breakfast area provides a functional and modern space for everyday living. The first floor offers three well-proportioned bedrooms, alongside a family bathroom.

Externally, the home benefits from well-maintained front and rear gardens, as well as the added convenience of allocated parking. Positioned in a quiet residential location, yet within easy reach of Oadby town centre, local amenities, and excellent transport links, this home is perfectly placed for modern living.

# **Connells Of Oadby Are Delighted**

With uPVC double glazed door to front, door to storage containing gas and electric metres, tiled flooring.

# Lounge/Diner

15' 4" x 14' 4" ( 4.67m x 4.37m )
With uPVC double glazed door to front porch,

wall mounted gas fire providing a pleasant focal point for the room, radiator, coving to ceiling, having an understairs storage cupboard and uPVC double glazed widow to front elevation.

#### Kitchen/Breakfast Room

9' 9" x 9' 5" ( 2.97m x 2.87m )

Being part tiled and fitted with a range of wall and base mounted units with contrasting work surfaces, an integrated gas hob, extractor fan, electric oven and dishwasher, with plumbing for automatic washing machine and space for fridge/freezer. Adjoining the kitchen is the breakfast area comprising Velux skylights and French doors to rear garden.

## **First Floor Landing**

Loft access hatch. Doors off to all bedrooms and bathroom.

#### **Bedroom One**

11' 4" x 10' 4" ( 3.45m x 3.15m )

Master double bedroom having built in wardrobe, wooden flooring, radiator and uPVC double glazed window to rear elevation.

#### **Bedroom Two**

8' 4" x 7' 4" ( 2.54m x 2.24m )

Single bedroom having wooden flooring, radiator and uPVC double glazed window to front elevation.

## **Bedroom Three**

11' 9" x 6' 7" ( 3.58m x 2.01m )

Single bedroom having wooden flooring, radiator, uPVC double glazed window to front elevation, airing cupboard housing hot water cylinder.

## **Bathroom**

Having paneled bath with electric shower over, pedestal wash hand basin and low level wc, extractor fan, contemporary upright design radiator, sunken spotlights, painted wooden floorboards.

## Outside

To the front of the property is a lawned area and pathway to the front door.

The rear garden comprises a paved patio, garden shed and gated access to the front of the property. The whole garden being enclosed by fencing.

There is one allocated car parking space located in the communal parking area.

















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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

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**EPC Rating: C** 

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Tenure: Freehold



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