



Connells

Burton Close
Oadby Leicester

Burton Close Oadby Leicester LE2 4SQ

for sale
£240,000



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 with 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 window 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.









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

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/OBY311592



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: OBY311592 - 0005