



Connells

Malham Way
Oadby Leicester



Property Description

This well presented semi-detached home is located in the highly sought after area of Oadby. Benefiting from highly reputable local schools including Woodland Grange, Manor High School and Beauchamp College, as well as easy access for local supermarkets including Sainsbury's, Lidl and Tesco Express. This property comprises of an entrance hall with access to a downstairs WC, lounge/diner and fitted kitchen, Upstairs we have two bedrooms and shower room, with an additional storage room or potential study. The property further benefits from off road parking and easily maintainable rear garden. This property would be ideal for a first time buyer or investor looking to take advantage of its desirable location.

Entrance Hall

There is a door to the front of the property, stairs rising to the first floor and doors through to the lounge, downstairs wc and kitchen.

Cloakroom

There is a wc and wash hand basin with splashback tiling.

Lounge/Diner

15' 7" x 13' 6" (4.75m x 4.11m)

With a uPVC window and French doors to the rear of the property, understairs storage cupboard, central heating radiator and gas fire with feature surround.

Kitchen

12' 3" x 9' 4" (3.73m x 2.84m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker, space for a fridge/freezer, plumbing for a dish washer and washing machine, central heating radiator, double glazed window to the front and door to the side of the property.

First Floor Landing

With stairs rising from the hallway, airing cupboard and loft access which is partially boarded and has storage space (not checked by the Agent).

Bedroom One

13' 8" x 7' 8" (4.17m x 2.34m)

With a window to the front of the property and central heating radiator.

Bedroom Two

12' 5" x 9' 6" (3.78m x 2.90m)

With a window to the rear of the property and central heating radiator.

Study/Storage Room

6' 3" x 5' 2" (1.91m x 1.57m)

Housing the boiler.

Shower Room

There is a walk in shower cubicle, wash hand basin in a vanity unit, wc, central heating radiator and double glazed window to the front of the property.

Outside

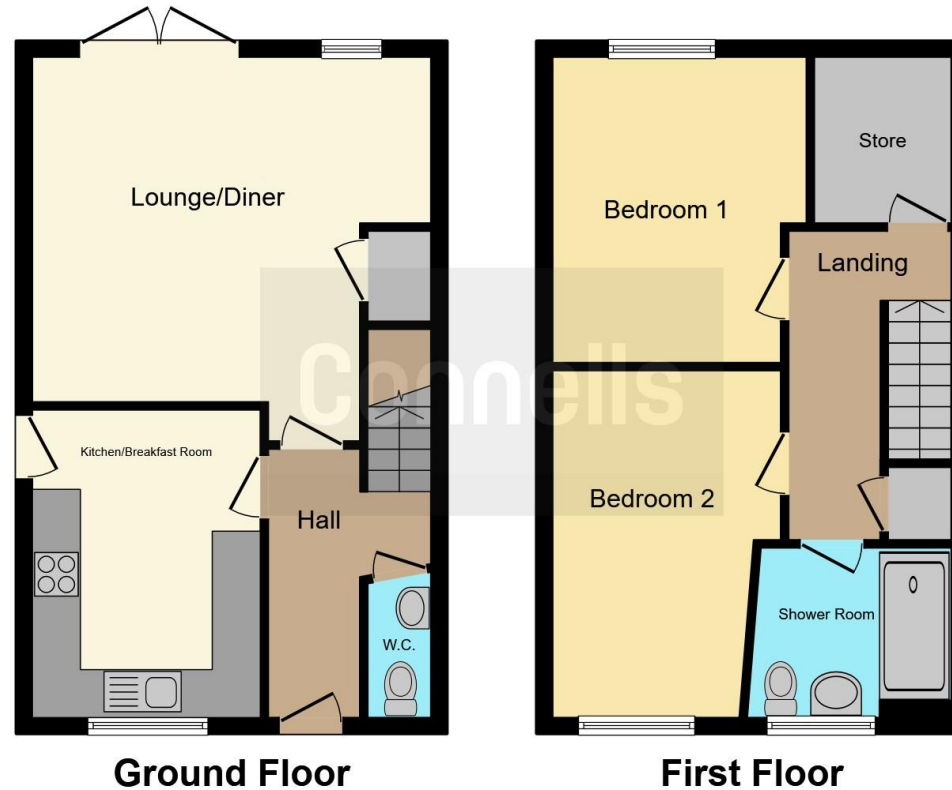
At the front of the property there is a lawn with driveway providing off road parking and a path leading to the front door.

The rear garden has a paved patio, flower beds, lawn and fenced borders.









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

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