



Connells

Coombe Rise
Oadby Leicester

Coombe Rise Oadby Leicester LE2 5TW

for sale offers over
£550,000



Property Description

A spacious five bedroom detached property in this sought after area within close proximity to Beauchamp College. This delightful family accommodation includes four first floor bedrooms and one ground floor with shower room. There is off-road parking for approximately three vehicles and open views to rear.

Entrance Hall

Having door to front, staircase to first floor, laminate floor, useful storage cupboards, door to the open plan living and dining room.

Living Room

23' 6" x 18' 11" (7.16m x 5.77m)

Having double glazed window to front, laminate floor, spotlights to ceiling, open plan to dining area, coving, door to inner hallway, cupboard with shelves.

Dining Room

10' 11" x 10' 5" (3.33m x 3.17m)

Having sliding double glazed patio doors to rear, laminate floor, spotlights to ceiling, door to kitchen.

Kitchen

15' 2" x 10' 3" (4.62m x 3.12m)

Fitted with base and eye level units, 1.1/2 bowl asterite sink drainer, work surfaces and tiling, space for oven, cooker hood over, space for washing machine and dishwasher, space for fridge freezer, central heating boiler, tiled floor, spotlights to ceiling, two double glazed windows to rear aspect, door to dining area and inner hall.

Inner Hall

With doors off to bedroom five/family room and shower room.

Shower Room

Having corner shower, low level wc, vanity wash hand basin providing shelving for perfumery and further glass shelves for storage, full tiling.

Bedroom Five/Reception

16' 9" x 9' 5" (5.11m x 2.87m)

Having double glazed window to rear, laminate floor, spotlights to ceiling, understairs cupboard with shelving and light, radiator.

First Floor Landing

With stairs rising from hallway, loft access, doors leading off.

Bedroom One

12' 11" x 7' 3" (3.94m x 2.21m)

Having double glazed window to front aspect, built-in wardrobes with sliding mirror doors, spotlights to ceiling, chest of drawers and overbed storage.

En-Suite

Having double glazed window to rear aspect, bath with mixer tap and shower over, vanity wash hand basin with useful shelf for perfumery and further glass shelves for storage, low level wc, full tiling, heated towel rail, spotlights to ceiling.

Bedroom Two

12' 7" x 8' 9" (3.84m x 2.67m)

Having double glazed window to rear aspect, built-in wardrobes, cupboards over bed, radiator.

Bedroom Three

10' 11" x 8' 6" (3.33m x 2.59m)

Having double glazed window to front aspect, radiator.

Bedroom Four

10' 2" x 7' 10" (3.10m x 2.39m)

Having double glazed window to rear, radiator.

Family Shower Room

Having double glazed window to front aspect, shower cubicle, vanity wash hand basin with shelves, low level wc, heated towel rail, ceramic floor.

Outside

The front of the property is block paved providing off-road parking for approximately three vehicles and surrounded by low brick wall. The rear garden is accessed via door from dining area through patio doors. There is a slabbed area with garden shed and open views to the rear.









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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T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

EPC Rating: C

Tenure: Freehold

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