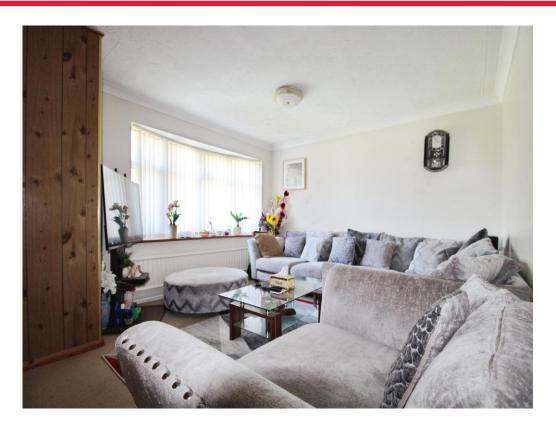


Connells

Nene Court Oadby Leicester







Property Description

Situated in the popular residential suburb of Oadby, this well-presented three-bedroom semi-detached home offers comfortable living with excellent amenities nearby. The property features an entrance porch leading into a welcoming entrance hall, setting the tone for the well-proportioned accommodation within.

The spacious lounge boasts a large bay window, allowing for plenty of natural light, while the dining room offers direct access to the rear garden through sliding doors. The good-sized kitchen provides ample storage, work surfaces, and a pantry, making it both functional and practical for modern living.

Upstairs, the landing leads to three wellappointed bedrooms, including two doubles and a versatile single room, ideal for a home office or nursery. The shower room is fitted with a walk-in shower, wash hand basin, WC. and a heated towel rail, all complemented by stylish tiling. The property benefits from gas central heating and double glazing throughout, ensuring year-round comfort.

Externally, the home features both front and rear gardens, offering space for outdoor enjoyment. located in a block to the rear offers additional secure storage or parking. Ideally located for access to Oadby's excellent schools, shopping facilities, and transport links into Leicester city centre, this home is perfect for first-time buyers, families, or those looking to downsize.

Entrance Porch/Hall

Features a double glazed entrance porch leading into a welcoming entrance hall, with staircase to first floor landing, radiator and metre cupboard.

Living Room

14' 2" x 12' (4.32m x 3.66m)

Spacious living room boasts a large uPVC bay window to the front elevation, radiator and an understairs storage cupboard.

Dining Room

16' 2" x 8' (4.93m x 2.44m)

With built in storage, radiator and offers direct access to the rear garden through double glazed sliding doors.

Kitchen

16' x 8' 7" (4.88m x 2.62m)

Fitted with a range of wall and base units with contrasting work surfaces, sink and drainer, uPVC double glazed window to rear. Off the kitchen is a useful pantry fitted with a uPVC double glazed window and door providing access to the rear garden.

First Floor Landing

The landing leads to three well-appointed bedrooms, a family shower room, airing cupboard and the loft hatch.

Bedroom One

11' 7" x 8' 2" (3.53m x 2.49m)

Double bedroom with radiator and double glazed window to front elevation.

Bedroom Two

10' 9" x 9' 4" (3.28m x 2.84m)

Double bedroom with radiator, fitted wardrobes and double glazed window to rear elevation.

Bedroom Three

8' 5" x 7' 3" (2.57m x 2.21m)

Single bedroom with radiator, fitted wardrobes and window to front elevation.

Shower Room

Fitted with a walk-in shower, wash hand basin, low level wc, heated towel rail and double glazed window to rear elevation.

Outside

A driveway provides off-road parking, while a garage located in a block to the rear offers additional secure storage or parking.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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 Council Tax Band: B

view this property online connells.co.uk/Property/OBY311672







^{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.