



Connells

Bollington Road
Oadby Leicester

Bollington Road Oadby Leicester LE2 4NB

for sale offers over
£400,000



Property Description

Situated in the highly sought-after suburb of Oadby, this spacious and extended four-bedroom semi-detached home is perfect for families looking for a well-presented property in a fantastic location. Ideally positioned near outstanding local schools, including Manor High School, and offering easy access to Oadby's excellent amenities, supermarkets, and transport links, this home provides both convenience and comfort.

The property benefits from a generous paved driveway and garage, offering ample off-road parking. Inside, you are welcomed by two bright and airy reception rooms, an impressive fitted kitchen diner, and a ground floor WC. Upstairs, the first floor hosts four well-proportioned bedrooms, including a versatile dressing room/fourth bedroom, and a modern family bathroom.

The low-maintenance rear garden offers an excellent outdoor social space, ideal for family gatherings and barbecues. Additionally, this eco-friendly home is equipped with 12 solar panels, helping to reduce energy costs while being environmentally conscious.

Entrance Hall

A welcoming entrance hall with stairs to first floor, solid oak floor, radiator. A welcoming entrance hall with stairs to first floor, solid oak floor, radiator.

Living Room

17' 2" x 10' 4" (5.23m x 3.15m)

With uPVC double glazed window to the front elevation, solid oak floor, wall mounted gas fire, TV point, spotlights, radiator.

Dining Room

17' x 10' 8" (5.18m x 3.25m)

With two uPVC double glazed windows to the rear elevation, oak floor, spotlights, radiator.

Kitchen

12' 10" x 10' 4" (3.91m x 3.15m)

With uPVC double glazed window to the rear elevation, door to rear garden, a range of wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, space for freestanding range style cooker, extractor hood, stainless steel splashback, integrated dishwasher, fridge and freezer, wall mounted boiler, part tiled walls, oak floor, radiator.

Landing

With uPVC double glazed window to the side elevation, loft access.

Bedroom One

13' x 10' 6" (3.96m x 3.20m)

With uPVC double glazed window to the front elevation, built-in wardrobe, TV point, radiator.

Bedroom Two

14' 4" x 7' 7" (4.37m x 2.31m)

With uPVC double glazed window to the rear elevation, built-in wardrobes, radiator.

Bedroom Three/Dressing Room

With uPVC double glazed window to the rear elevation, radiator, door leading to:

Bedroom Four

12' 7" x 10' 6" (3.84m x 3.20m)

With uPVC double glazed windows to the front and rear elevations, radiator.

Family Bathroom

With uPVC double glazed window to the side elevation, corner bath with shower over and shower screen, low-level WC, wash hand basin, tiled walls, spotlights, radiator.

Front Garden

A low maintenance driveway providing off road parking for two vehicles leading to garage.

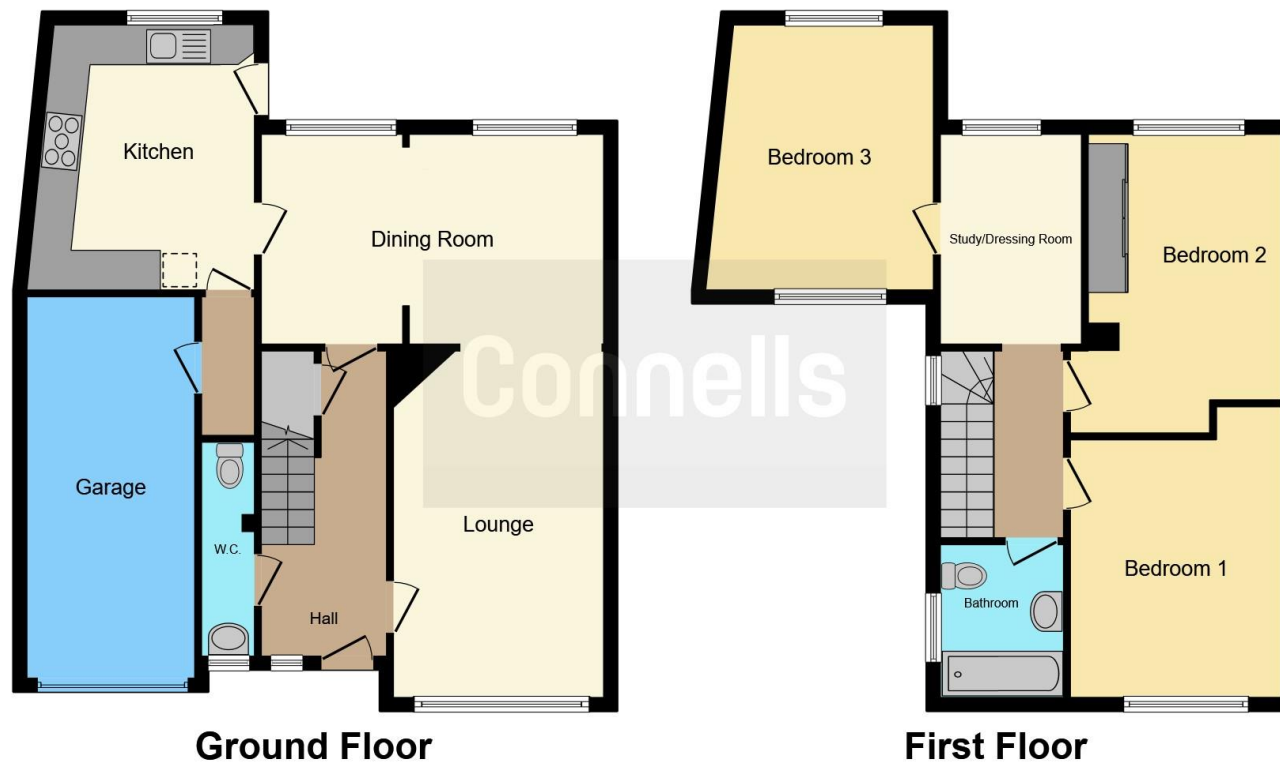
Rear Garden

Recently landscaped, laid to lawn, patio, timber shed, enclosed by timber fencing.









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

Tenure: Freehold

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