

for sale

£475,000



Ledbury Close Oadby Leicester LE2 4SR

Occupying an exceptional corner plot in a quiet cul-de-sac within the highly sought-after Oadby Grange, this impressive four bedroom detached family home offers spacious and flexible living throughout, along with a double garage and ample off-road parking.



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Entrance Porch

UPVC Double Door to Front, Wooden Front Door leading into;

Entrance Hall

Understairs Storage Cupboard, Radiator

Living Room

17' 7" x 13' 6" (5.36m x 4.11m)
UPVC Bow Window to Front, Gas Fire, Feature Brick Chimney, Custom Built Cabinetry, Radiators

Dining Room

12' 11" x 9' 9" (3.94m x 2.97m)
UPVC Sliding Door to Rear, Radiator

Breakfast Kitchen

12' 10" x 13' 8" (3.91m x 4.17m)
UPVC Window to Rear, Wall & Base Units, Stainless Steel Double Sink, Gas Hob, Extractor Over, Gas Oven/Grill, Space for Fridge/Freezer, Space for Washing Machine, Space for Dishwasher, Radiator.

Study

7' 5" x 7' 6" (2.26m x 2.29m)
UPVC Window to Rear, Glazed Wooden Door to Side, Custom Built Desks.

Guest W.C.

UPVC Window to Side, Wash Hand Basin, Low Level WC,

Radiator.

Landing

Double Glazed Feature Painted Window to Side, Radiator, Loft Access.

Bedroom One

12' 9" x 13' 6" (3.89m x 4.11m)
Built in Cupboard, Fitted Wardrobes, UPVC Windows to Front, Radiator

Bedroom Two

10' 6" x 13' 7" (3.20m x 4.14m)
Built in Cupboard, Fitted Wardrobes, UPVC Window to Front, Radiator

Bedroom Three

12' 10" x 7' 6" (3.91m x 2.29m)
Built in Cupboard, Fitted Wardrobe, UPVC Window to Rear, Radiator

Bedroom Four

10' 6" x 9' 10" (3.20m x 3.00m)
UPVC Window to Rear, Built in Cupboards, Fitted Wardrobes, Radiator.

Bathroom

Shower Cubicle, Bath, Wash Hand Basin, Low Level WC, Heated Towel Rail, UPVC Window to Rear, Airing Cupboard housing Combi Boiler.



Double Garage

Light & Power, Up & Over Doors

Front Garden

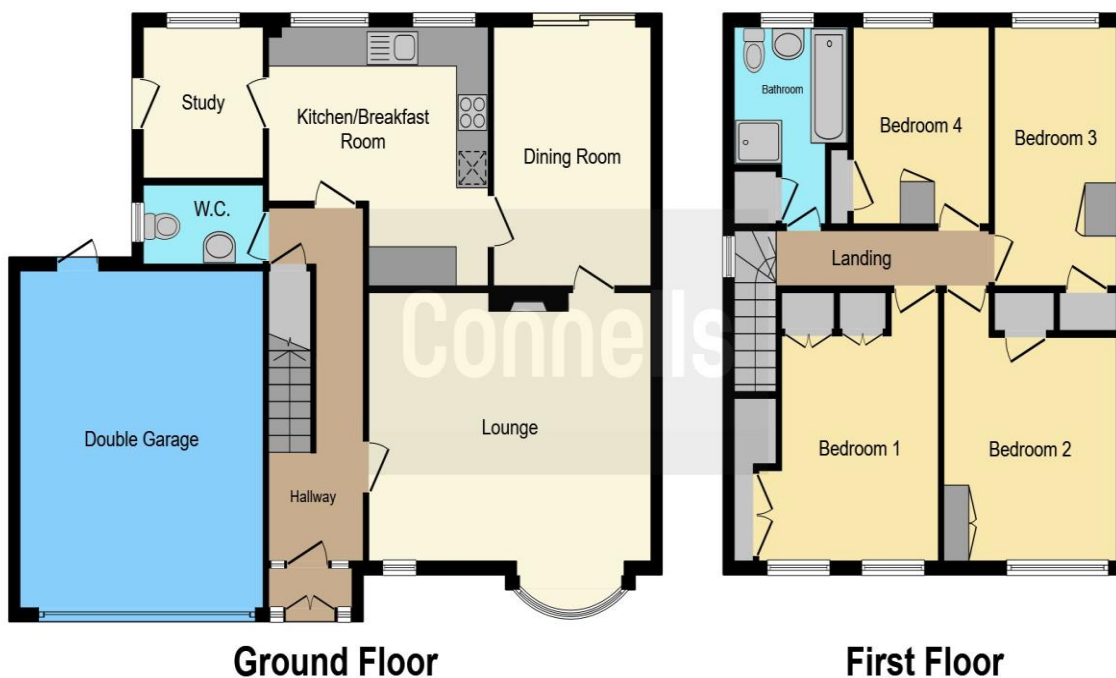
Block Paved Driveway for Multiple Cars, Gated Rear Access,

Rear Garden

Laid to Lawn, Crazy Paving Patio, Well Planted Flower Beds,
Enclosed by Timber Fencing & Brick Wall, Timber Built Shed,
Side Access to Road for Bus Stop







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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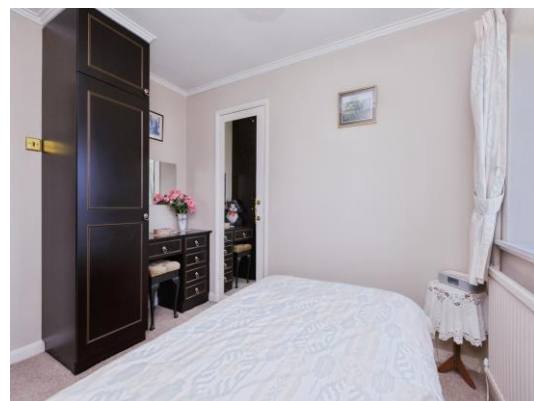
78B The Parade Oadby
 LEICESTER LE2 5BF

Property Ref: OBY311895 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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