



Connells

Tollgate Close
Oadby Leicester

Tollgate Close Oadby Leicester LE2 4TZ

for sale offers over
£550,000



Property Description

Tucked away at the quieter end of a tree-lined cul-de-sac on the edge of Oadby, this stunning four-bedroom detached home offers the perfect blend of style, space, and convenience. Built by Bloor Homes in 2018 to their ever-popular "Houghton" design, the property has been beautifully upgraded and maintained, with four years of NHBC warranty remaining.

Brought to market chain free and fully furnished, this is a genuine turnkey opportunity in one of Oadby's most sought-after spots, with uninterrupted rear views across open countryside.

The ground floor features a welcoming hallway with Amtico flooring, a bright and airy living room, and a dedicated home office. The rear of the property opens into a truly impressive open-plan kitchen/dining/living space, complete with skylights, French doors, and a stylish granite-topped island. The kitchen boasts integrated appliances, soft-close cabinetry, and contemporary finishes, while a separate utility and downstairs WC add practicality.

Upstairs, the principal suite enjoys open field views, fitted wardrobes, and a sleek en suite with rainfall shower. Three further bedrooms (two doubles and a generous single) are served by a modern family bathroom.

Externally, the rear garden has been professionally landscaped with Vuba Resin, artificial lawn, raised planters, and mood

lighting, offering a low-maintenance yet stylish space for relaxing or entertaining. To the front, a wide driveway provides off-road parking for two cars.

Entrance Hall

Composite Door to Front, Hive Central Heating System, Security System, Understairs Storage, Radiator

Cloakroom

Low Level WC, Wash Hand Basin, Half Tiled, Feature Mirror, Radiator

Study

10' 6" x 6' 4" (3.20m x 1.93m)

Feature Mirror Wall, UPVC Window to Front, Custom Fitted Shelving Unit with Wine Cooler, Radiator

Living Room

10' 11" x 16' 1" (3.33m x 4.90m)

UPVC Window to Front, Radiator, Media Panel

Kitchen/Dining Room

10' 5" x 26' 1" (3.17m x 7.95m)

UPVC Windows to Rear, Skylights, French Doors onto Garden, Wall & Base Units, Granite Worktops, Mirrored Splashback, Stainless Steel Sink, Double Oven, Integrated Fridge Freezer, Five Ring Gas Hob, Extractor, Integrated Bosch Dishwasher, Radiator, Undercounter Lighting

Utility Room

UPVC Door to Side, UPVC Window to Side, Wall & Base Units, Granite Worktops, Boiler, Radiator

Landing

Airing Cupboard, Loft Access

Bedroom One

11' 8" x 10' 2" (3.56m x 3.10m)
UPVC Window to Front, Fitter Mirrored Wardrobes, Radiator, Hive Heating System

En-Suite

Half Tiled, Mirror, Double Shower Enclosure, UPVC Window to Side, Radiator, Wash Hand Basin & Vanity, Low Level WC, Extractor

Bedroom Two

11' 9" x 8' 4" (3.58m x 2.54m)
UPVC Window to Front, Fitted Mirrored Wardrobe, Radiator

Bedroom Three

10' 8" x 8' 3" (3.25m x 2.51m)
UPVC Window to Rear, Radiator

Bedroom Four

10' 8" x 7' (3.25m x 2.13m)
UPVC Window to Rear, Radiator

Family Bathroom

UPVC Window to Side, Double Ended Bath, Shower Over, Feature Mirrors, Double Shower Enclosure, Heated Towel Rail

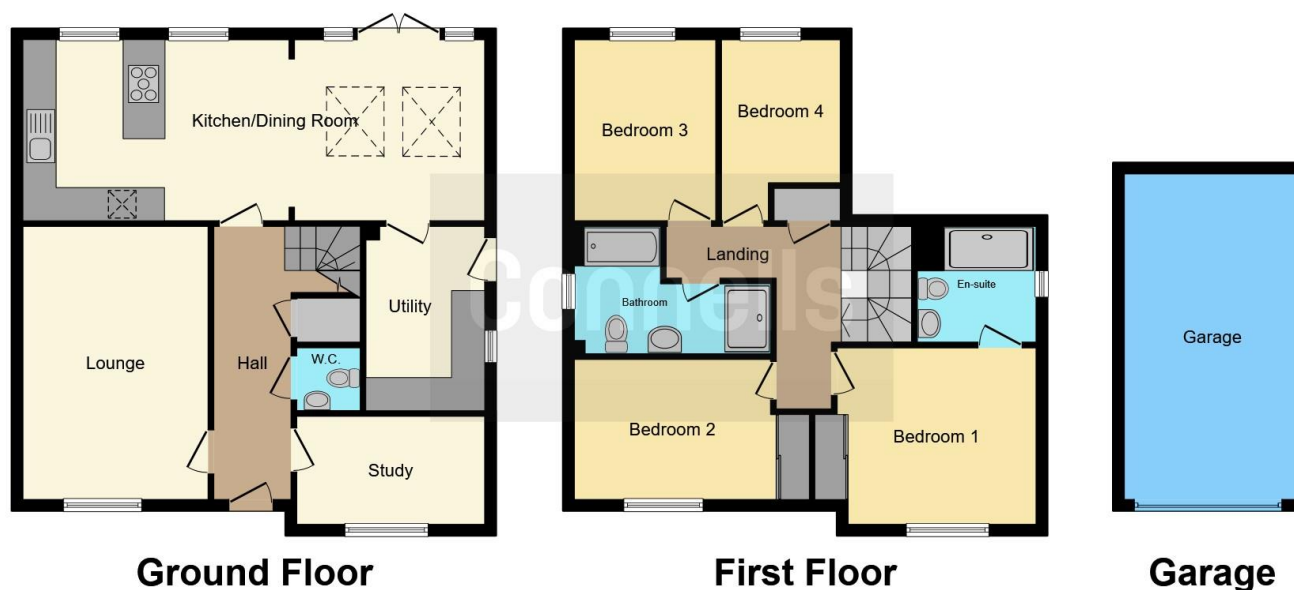
Garage

19' 4" x 10' 5" (5.89m x 3.17m)
Electric Garage Door, Light & Power









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: B Council Tax
 Band: E

Tenure: Freehold

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