



Connells

Ash Tree Road
Oadby Leicester



Property Description

Connells Oadby are delighted to present this impressive four-bedroom detached family home, ideally located on the ever-popular Ash Tree Road in Oadby. With its spacious and well-designed layout, modern finishes, and superb outdoor space, this property offers a fantastic opportunity for families seeking both comfort and convenience.

On the ground floor, the accommodation flows from a welcoming hallway into two generous reception rooms: a bright dining room to the front and a spacious lounge to the rear with patio doors opening onto the garden. A stylish modern fitted kitchen is fully equipped with integrated appliances, underfloor heating, and sleek handleless cabinetry, while a ground floor W.C. and side lobby add further practicality.

Upstairs, the home provides four well-proportioned bedrooms, including three doubles and a versatile fourth, all served by a contemporary family bathroom and a separate W.C. The landing also offers loft access with ladder and full boarding, providing additional storage potential.

Externally, the property benefits from a large front driveway with ample off-road parking, an integral garage with electric door, and a side passageway leading to the beautifully maintained rear garden. Private and mature, this outdoor space features a paved patio and lawn, ideal for family living and entertaining.

Entrance Hall

Entrance hallway having carpet flooring, central heating radiator, stairs to first floor, Nest heating control and doors to all rooms.

Living Room

16' 4" x 13' 10" (4.98m x 4.22m)

Spacious reception room having sliding double glazed patio doors to the rear aspect leading into the garden, laminate flooring, central heating radiator, spot lights to ceiling and double glazed window to the side aspect.

Dining Room

12' 4" x 10' 7" (3.76m x 3.23m)

Second reception room having laminate flooring, central heating radiator and double glazed windows to the side and front aspects.

Kitchen

11' 7" x 8' 10" (3.53m x 2.69m)

Modern fitted kitchen with white handleless wall and base mounted storage cupboards, induction hob with extractor hood over, integrated oven, microwave, fridge/freezer, dishwasher and washer/dryer, sink with mixer tap, underfloor heating, tiled floor and part tiled walls, door to side passageway and double glazed window with electric curtains to the rear aspect.

Guest W.C.

Low level flush W/C, corner vanity wash hand basin, tiled floor and walls, heated towel rail and double glazed window to the rear aspect.

Landing

Spacious landing area having double glazed window to the front aspect, carpet flooring, boiler cupboard, loft access with ladder and fully boarded and doors to all rooms.

Bedroom One

12' 4" x 10' 7" (3.76m x 3.23m)

Nicely presented double bedroom having laminate flooring, central heating radiator, fitted wardrobe storage and double glazed windows to the side and front aspects.

Bedroom Two

10' 7" x 10' 5" (3.23m x 3.17m)

Double bedroom having central heating radiator, laminate flooring and double glazed windows to the rear and side aspects.

Bedroom Three

10' 9" x 8' 6" (3.28m x 2.59m)

Double bedroom having laminate flooring, central heating radiator and double glazed windows to the front and side aspects.

Bedroom Four

8' 11" x 8' 6" (2.72m x 2.59m)

Fourth bedroom having laminate flooring, double glazed windows to the side and rear aspects, central heating radiator.

Bathroom

Modern fitted bathroom comprising vanity wash hand basin, bath with shower over and glass screen, tiled floor and walls, panelled ceiling, heated towel rail, spot lights to ceiling, extractor fan, mirror light and double glazed

window with electric curtains to the rear aspect.

Seperate W.C.

Separate from the bathroom comprising low level flush w/c with integrated wash hand basin over, tiled floor and walls, panelled ceiling and double glazed window to the side aspect.

Garage

15' 9" x 8' 2" (4.80m x 2.49m)

Integral single garage having electric remote up and over door to the front, lighting and power sockets.

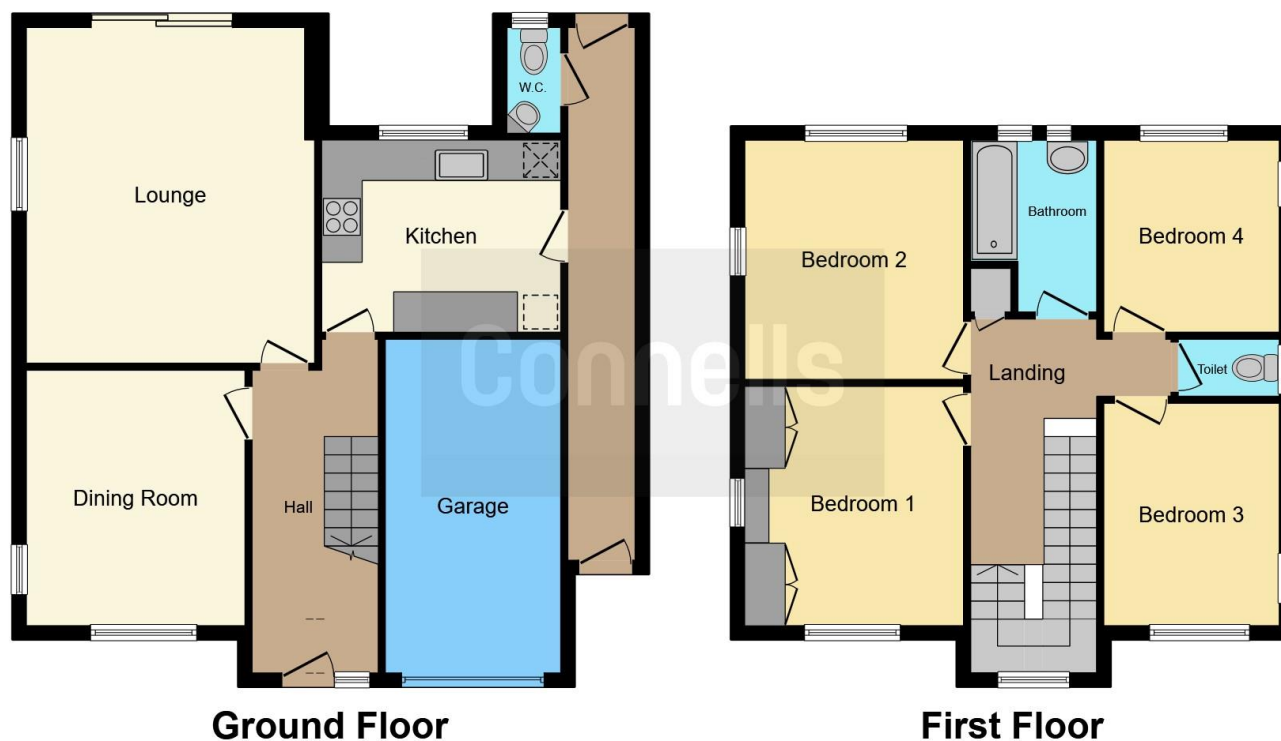
Outside

Low maintenance frontage offering ample off road parking to the driveway having fenced boundaries. The side passageway, having tiled flooring, offers easy access to the rear garden which is superbly presented being primarily laid to lawn with paved patio area, fence boundaries and a private feel.









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: D Council Tax
 Band: D

Tenure: Freehold

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