



Connells

Weston Close
Oadby Leicester



Property Description

Tucked away in a peaceful cul-de-sac in the highly sought-after area of Oadby, Leicester, this well-maintained detached bungalow offers spacious and versatile living on a single level.

The property features three bedrooms, including two generous doubles and a comfortable single, with the master bedroom benefiting from its own private ensuite. A separate main bathroom serves the rest of the home.

The welcoming lounge is centred around a gas fire set within an elegant marble fireplace, creating a cosy yet refined atmosphere. Adjacent to the lounge, the dining room includes a convenient hatch through to the kitchen, making mealtimes and entertaining a breeze.

To the rear, a double-glazed, composite-framed conservatory opens out to a private garden, complete with a well-kept lawn and slabbed patio—perfect for relaxing or hosting guests.

Outside, the property boasts a driveway with ample parking for at least two vehicles, as well as a powered double garage with a canopy-style door, offering excellent storage or workshop potential. This home combines

comfort, practicality, and privacy in a desirable location close to local amenities, schools, and transport links.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Having single glazed door to the front and storage cupboard

Entrance Hall

Radiator, attic access and storage cupboard

Lounge

12' 8" x 16' 1" (3.86m x 4.90m)

Having double glazed window to the front, radiator, marble fireplace with gas fire, archway leading to the dining room

Dining Room

9' 10" x 8' 9" (3.00m x 2.67m)

Having a food hatch to the kitchen, radiator, double glazed side door and conservatory

Kitchen

9' 11" x 7' 4" (3.02m x 2.24m)

Fitted with wall and base units, stainless steel sink and drainer, integrated gas hob and electric oven, radiator, space for dishwasher and access to the utility room

Utility Room

5' 6" x 4' 11" (1.68m x 1.50m)

Comprising Combi-boiler, space for fridge

freezer and washing machine, radiator and single glazed door to the rear

Conservatory

11' 7" x 9' 7" (3.53m x 2.92m)

Having double glazed window to the rear overlooking the well maintained garden, glazed roof panels, double doors open directly onto the patio and lawn, seamlessly blending indoor and outdoor living

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

Having double glazed window to the front, radiator, fitted wardrobes and wall units

Bedroom Two

9' 10" x 12' 11" (3.00m x 3.94m)

Double radiator, double glazed window to rear and alarm sensor

Bedroom Three

9' 9" x 8' 4" (2.97m x 2.54m)

Having double glazed window to the front and radiator

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin, low level WC, extractor fan, double glazed window to the rear, base units, tiled flooring and airing cupboard housing the water tank

Loft Space

Fitted with ladder and is fully insulated

Outside

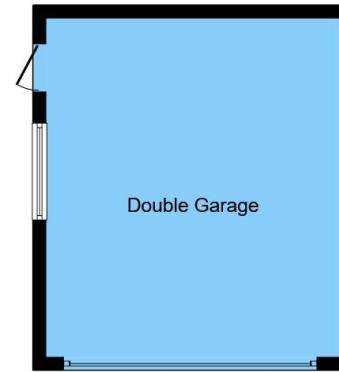








Floor Plan



Garage

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: E

Tenure: Freehold

[view this property online \[connells.co.uk/Property/OBY311578\]\(http://www.connells.co.uk/Property/OBY311578\)](http://www.connells.co.uk/Property/OBY311578)



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OBY311578 - 0004