



Connells

Rosemead Drive
Oadby Leicester



Property Description

Connells are pleased to present this three bedroom family home in the popular location of Oadby, within walking distance to local amenities & outstanding schools of Oadby. The property has masses of potential and benefits from off road parking, garage, front & rear gardens, downstairs WC, kitchen with pantry, large lounge/diner with french doors leading out to the rear garden, three good sized bedrooms and family bathroom.

Located in catchment area to the Outstanding Primary and Secondary schools in the Oadby area, regular transport links are available to Leicester City Centre and surrounding areas and in close proximity to the local amenities including supermarkets, shops, restaurants and leisure facilities.

Entrance Porch

Glazed entrance porch leading to hallway.

Hallway

Hallway providing access to downstairs WC, Kitchen and Lounge/Dining Room. Stairs ascending to first floor accommodation.

Downstairs WC

Low level WC and wash hand basin. Window to front elevation.

Lounge/Dining Room

19' 2" x 17' (5.84m x 5.18m)

A generous L-shaped open plan lounge/diner with gas fireplace, bay window to rear elevation and french double doors leading to rear garden. Gas central heating x2 and carpeted throughout.

Kitchen

11' 10" x 7' 11" (3.61m x 2.41m)

Modern range of wall and base units, comprising gas hob, electric oven/grill, sink drainer with window overlooking side elevation of garden. Space for fridge/freezer and washing machine. Serving hatch to Dining area. Understairs pantry. Direct access to side of garden.



Landing

Access to all rooms and loft space with light and ladder, double glazed window to side elevation. Carpeted throughout.

Bedroom 1 (Master)

13' 1" x 10' (3.99m x 3.05m)

Double bedroom with single radiator and double glazed window overlooking rear garden. Carpeted throughout.

Bedroom 2

10' 2" x 10' (3.10m x 3.05m)

Double bedroom with single radiator and double glazed window overlooking front garden. Carpeted throughout.

Bedroom 3

10' x 8' 10" (3.05m x 2.69m)

Single bedroom with single radiator and double glazed window overlooking rear garden. Two built in storage cupboards providing utilisation as wardrobes. Carpeted throughout.

Family Bathroom

6' 8" x 5' 6" (2.03m x 1.68m)

Three piece white suite comprising bath with electric shower, wash hand basin, low level WC, partially tiled walls with vinyl flooring. Double glazed window to side elevation. Shower point and radiator.

Garage

16' 1" x 7' 8" (4.90m x 2.34m)

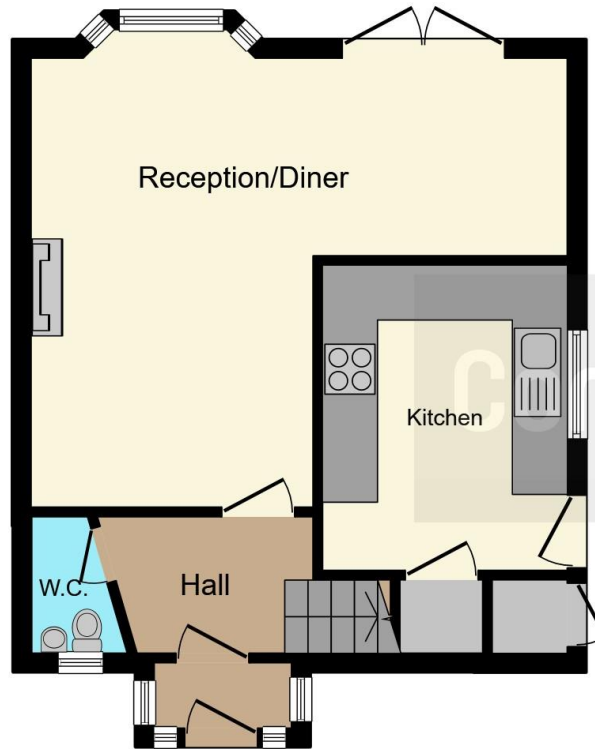
Outside

Access to rear garden which is mainly laid to lawn with a small paved patio area,

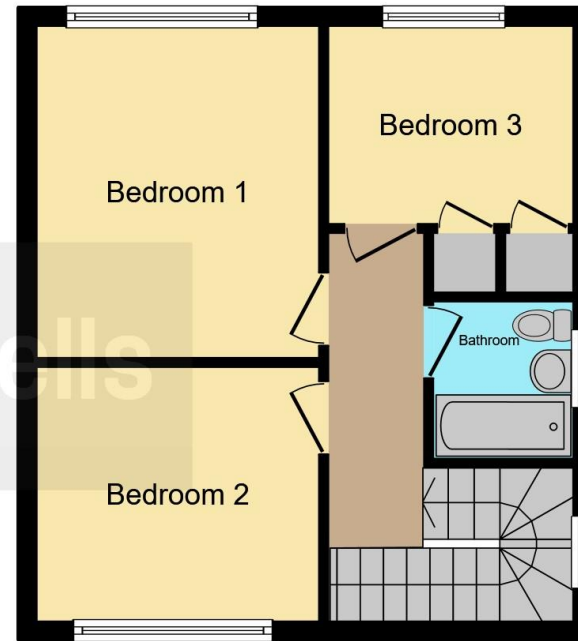








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/OBY310120

directions to this property:

Proceed from the Agents Oadby Office along The Parade towards the Village Church taking a right hand turning into Oadby/Wigston Road. Take the 1st turning on the left into Rosemead Drive at the roundabout and the property will be observed on the right hand side by the Agents 'For Sale' Board.

EPC Rating: D

Tenure: Freehold



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.

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