



**Windrush Drive, Oadby Leicester LE2 4GJ**

**welcome to**

## **Windrush Drive, Oadby Leicester**

Offers are invited on this stunning four/five bedroom property that has been totally refurbished throughout from top to bottom. Located in a great location close to schools, shops and amenities. This property is the ideal family home. Call now to arrange a viewing.

### **Entrance Porch**

Being entered via a composite door, with tiled flooring, alarm keypad and glazed doors to:

### **Hall**

Having tiled flooring and stairs to the first floor landing.

### **Lounge**

12' 4" x 18' 4" ( 3.76m x 5.59m )

There is a radiator, wall lights, TV point, disabled lift leading to the first floor and double glazed window.

### **Sitting Room**

11' 8" x 11' 11" ( 3.56m x 3.63m )

Having a radiator, TV point, wall lights and double glazed bi-fold door.

### **Kitchen Breakfast Room**

14' 8" x 17' ( 4.47m x 5.18m )

Fitted with a range of wall and base units with granite work surfaces over, single drainer sink, oven, five ring gas hob, extractor, built-in microwave, integrated dishwasher, space for fridge freezer, central island with wine fridge, tiled flooring, double glazed window and door.

### **Dining Room**

8' x 17' 5" ( 2.44m x 5.31m )

There is tiled flooring, double glazed window to side and rear and double glazed door into:-

### **Conservatory**

13' 3" x 13' 11" ( 4.04m x 4.24m )

Having tiled flooring, double glazed door to the front and rear.

### **WC**

Fitted with a wash hand basin, WC, tiled flooring and tiled walls.

### **Garage / Utility Room**

15' 3" x 19' 5" ( 4.65m x 5.92m )

There is plumbing for washing machine, tiled flooring, Worcester Bosch combi boiler, electric roller door, door to the side, WC, wash hand basin and extractor.

### **First Floor Landing**

Having disabled lift access.

### **Bedroom One**

12' x 17' 8" ( 3.66m x 5.38m )

Having fitted wardrobes, radiator and double glazed window.

### **Ensuite**

5' 2" x 7' 9" ( 1.57m x 2.36m )

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled walls, tiled flooring and double glazed window.

### **Bedroom Two**

9' 4" x 12' 2" ( 2.84m x 3.71m )

There are fitted wardrobes, radiator and double glazed window.

### **Jack 'n' Jill Bathroom**

6' 3" x 6' 11" ( 1.91m x 2.11m )

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled walls and tiled flooring.

### **Bedroom Three**

8' x 12' 9" ( 2.44m x 3.89m )

Having fitted wardrobes, radiator and double glazed window.







### Ensuite

3' 6" x 7' 11" ( 1.07m x 2.41m )

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled walls, tiled flooring and double glazed window.

### Bedroom Four

7' 3" x 9' 9" ( 2.21m x 2.97m )

There are fitted wardrobes, radiator and double glazed window.

### Ensuite

3' 11" x 7' 11" ( 1.19m x 2.41m )

Fitted with a shower cubicle, wash hand basin, WC, heated towel rail, tiled wall, tiled flooring and double glazed window.

### Loft Room

Having two roof windows.

### Outside Front

To the front of the property there is electric gate and a driveway.

### Rear Garden

The enclosed garden is mainly laid to lawn with plant and shrub borders, outdoor kitchen with covered space for outdoor cooking and brick-built pizza oven.



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## **Windrush Drive, Oadby Leicester**

- Four Reception Rooms
- Open Plan Kitchen Family Room
- En-Suite's to all bedrooms
- Loft Room
- Garage, Parking & Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£600,000**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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Property Ref:  
OAD108115 - 0005

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