



**London Road, Oadby Leicester LE2 5DP**

**welcome to**

**London Road, Oadby Leicester**

A beautifully presented detached property that really needs to be viewed to be fully appreciated. Accommodation comprises a welcoming entrance hall with WC, open plan kitchen family area, four bedrooms and bathroom with en-suite to the master bedroom and laundry facilities to a further bedroom.



### **Entrance Hall**

Having tiled flooring.

### **Open Plan Kitchen Family Room**

12' 7" x 24' 10" ( 3.84m x 7.57m )

Featuring a fireplace with gas fire, radiators, recessed spotlights, TV point. The kitchen is fitted with a range of wall and base units with granite work surfaces over, tiled splashbacks, central granite island with storage and double glazed bay window.

### **Dining Area**

10' 2" x 14' 5" ( 3.10m x 4.39m )

Having double glazed bi-fold doors.

### **Wc**

Fitted with a wash hand basin, WC and double glazed frosted window.

### **Bedroom One**

11' 6" x 14' ( 3.51m x 4.27m )

There is a radiator, TV point, wood effect flooring and double glazed window.

### **Ensuite**

6' 1" x 9' 9" ( 1.85m x 2.97m )

Fitted with a shower cubicle, wash hand basin with storage below, WC, partly tiled walls, tiled flooring and double glazed frosted window.

### **Bedroom Two**

12' 3" x 12' 6" ( 3.73m x 3.81m )

There is a radiator and double glazed window.

### **Bedroom Three**

11' x 11' 6" ( 3.35m x 3.51m )

There is a radiator and double glazed window.

### **Bedroom Four**

6' 1" x 9' 9" ( 1.85m x 2.97m )

Having a radiator and double glazed window.

### **Laundry Facilities**

7' x 10' ( 2.13m x 3.05m )

Fitted with a range of wall and base units with roll edge work surfacing over, space for a Range style cooker, extractor, plumbing for washing machine, tiled flooring and double glazed window.

### **Bathroom**

Fitted with a suite comprising of a free standing bath, shower cubicle, wash hand basin with storage below, WC, heated towel rail, partly tiled walls, tiled flooring and double glazed frosted window.

### **Outside**

The property benefits from gardens to the front, side and rear and off road parking.



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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## **London Road, Oadby Leicester**

- Entrance Hall with WC
- Open Plan Kitchen Family Room
- Four Bedrooms
- Bathroom & En-Suite
- Gardens & Parking

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

offers in excess of

**£375,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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