



5 Wards End

Oadby, Leicester, LE2 5AQ

£265,000



Thoughtfully designed, nicely presented family home with 3 bedrooms & 2 bathrooms in a quiet cul-de-sac location, close to town centre amenities, schools & public transport routes. Excellent road & rail links

- END TERRACED FAMILY HOME
- DINING KITCHEN
- SPACIOUS LOUNGE
- 3 BEDROOMS
- FAMILY BATHROOM PLUS EN-SUITE
- OFF-ROAD PARKING FOR 4+CARS
- EXCELLENT LOCATION CLOSE TO TOWN CENTRE
- EXCELLENT TRANSPORT LINKS
- EPC RATING C - COUNCIL TAX BAND B
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



SUMMARY

Offered to the market with no upward chain and located in a quiet cul-de-sac location close to the heart of the town centre and convenient for all of its schools and amenities, this nicely presented property is one of the larger style family homes on the development. Benefiting from Gas Central Heating, uPVC double glazing and boasting an EPC rating of C, the block paved frontage provides parking for several vehicles. The house is entered through a modern composite front door and briefly comprises: A spacious dining kitchen, a downstairs wc, and a large lounge. Upstairs, there are 3 well proportioned bedroom, the master having an en-suite shower room and built in wardrobe, and a family bathroom.

THE ACCOMMODATION

Conveniently located and being an ideal purchase for a young family needing 3 bedrooms and an en-suite shower room, those downsizing from a larger property or investors looking for a buy to let opportunity close to schools and amenities. The front door leads into the very spacious dining kitchen which has been fitted with a range of base and wall units with a cooker and extractor hood, space for white goods and ample space for a large family dining suite. There is a ground floor wc and stairs rising to the first floor. A door leads into the lounge. The generously proportioned lounge occupies the full width of the property, has a useful understairs cupboard, a window and a French door providing views of the garden and access onto the patio. Upstairs, there are 3 good sized bedrooms, the master bedroom to the front having a built in wardrobe and an en-suite shower room comprising a toilet, sink and walk-in shower enclosure. Bedroom 2 is another double room overlooking the rear whilst bedroom 3 is a generously sized single room overlooking the rear. The family bathroom comprising a toilet, sink and bath completes the first floor accommodation.

OUTSIDE

The gardens have been laid out with low maintenance in mind. The frontage has been mainly block paved providing parking for 4 vehicles with a mature, well-stocked shrubbery border to the left hand side and a timber storage shed to the side of the house. The private patio style rear garden has been paved and enclosed by fencing to 3 sides with a timber gate leading out to a private road to the rear.

THE AREA

Forming a part of The Morwoods, Wards End enjoys a quiet backwater location just off the main road through the town centre with easy access to all of the towns amenities, schools and leisure facilities and having a children's play area just around the corner. Standing at both sides of the A6 and bordering Leicester to the north west , only 4 miles from the city centre, Oadby forms part of the Borough of Oadby & Wigston and is without doubt one of South Leicestershire's most desirable settlements. With Leisure facilities including Glen Gorse Golf Club, Leicester Racecourse and Parklands Leisure Centre along with riding facilities and Brocks Hill Countryside Park, Oadby has grown around the town centre on Leicester Road and The Parade with an excellent range of shops, banks, pubs and restaurants with stores such as M&S and Sainsbury's being located in the town. Having an excellent mix of housing and being well served by a good selection of schooling in both the state and private sectors, including The Leicester Grammar School in nearby Great Glen, Oadby boasts some of the most desirable address's in the county. Part of the LE2 postcode area, Oadby remains very popular today with local buyers and those from further afield due in part to its proximity to Leicester city centre, its professional quarters, hospitals and universities, the A563 ring road which provides direct access to the M1 and M69 motorways and Fosse Retail Park. With easy access to The Midland airports, Oadby also has a choice of railway stations in both Leicester and Market Harborough. Market Harborough station has undergone recent improvements with increased parking facilities and travel time to London St Pancras down to approx. 45 minutes.



Floor Plans



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.



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Area Map



Energy Efficiency Graph

