



9 WILLOW HERB CLOSE, OADBY, LEICESTER, LE2 4QG



## 9 WILLOW HERB CLOSE

£450,000 Freehold

Found nestled into the corner of a quiet cul-de-sac on the fringes of Oadby you will discover this spacious and inviting four bedroom family home on a larger than average plot. There is plenty of space to spread out over two floors and this property boasts both a separate dining room and a handy study space. The feeling of space continues to the outside where there is a sizeable double garage and plenty of off-road parking. The living rooms is dual aspect and is therefore a bright and airy room all day long with double doors flowing out onto the rear garden. To the first floor there are four bedrooms to choose from serviced by the family bathroom and you will also discover an enviable master bedroom complete with a dedicated dressing room, fitted wardrobes and its own ensuite bathroom. The mature rear garden is a haven for wildlife and birds and echoes the peace and tranquillity of the neighbouring fields.





**LOUNGE**

16' 04" x 11' 00" (4.98m x 3.35m)

**KITCHEN**

10' 02" x 9' 07" (3.1m x 2.92m)

**UTILITY ROOM**

6' 08" x 6' 04" (2.03m x 1.93m)

**DINING ROOM**

10' 02" x 8' 11" (3.1m x 2.72m)

**STUDY**

10' 03" x 7' 01" (3.12m x 2.16m)

**BEDROOM ONE**

10' 05" x 10' 03" (3.18m x 3.12m)

**DRESSING ROOM**

7' 06" x 6' 03" (2.29m x 1.91m)

**ENSUITE**

8' 05max" x 5' 11" (2.57m x 1.8m)

**BEDROOM TWO**

11' 00" x 9' 00" (3.35m x 2.74m)

**BEDROOM THREE**

10' 03" x 8' 01" (3.12m x 2.46m)

**BEDROOM FOUR**

8' 00" x 6' 05" (2.44m x 1.96m)

**FAMILY BATHROOM**

7' 00" x 6' 05" (2.13m x 1.96m)

**DOUBLE GARAGE**

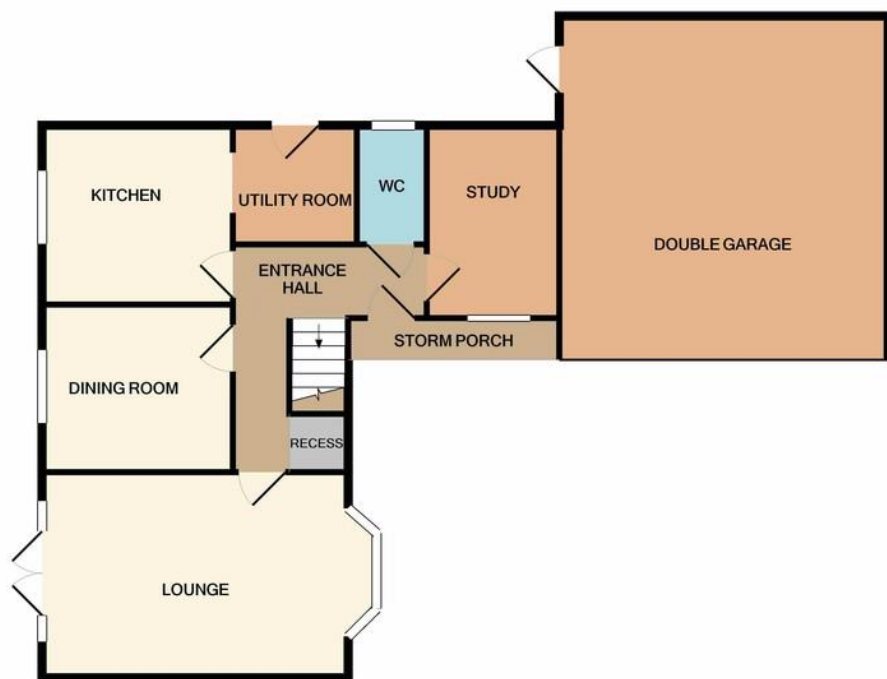
18' 04" x 17' 03" (5.59m x 5.26m)

**OUTSIDE**

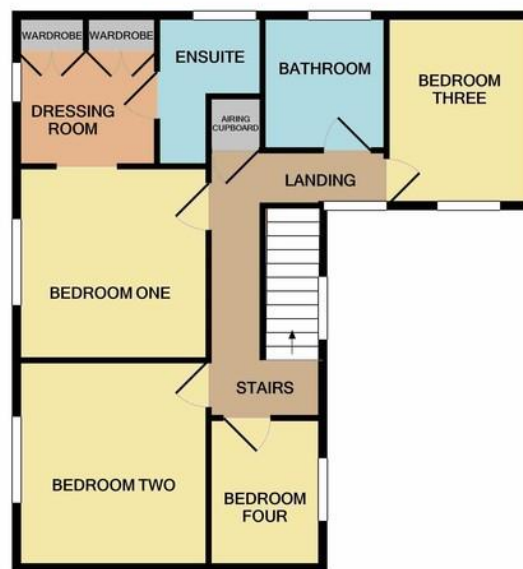
This property has an attractive frontage with a hard standing driveway providing off road parking for several vehicles, a paved pathway to the front door with storm porch over and outdoor light, a further pathway leading to the side which provides gated access to the rear garden, a lawned front garden with borders of mature plants and trees including a beautiful Cherry Blossom tree.

The rear garden is a fantastic space with mature trees bordering all elevations and thus providing a lovely amount of privacy. The garden is mostly laid to lawn with a paved patio seating area and a hard-standing path leading to the side of the property, an archway with clematis growing over, an outside tap, Rose bushes and a brilliant variety of mature trees including a Cherry Blossom, Silver Birch and Willow to name a few.





GROUND FLOOR



1ST FLOOR

TENURE

Freehold

SERVICES

Mains electricity and water connected.

Gas fired central heating.

LOCAL AUTHORITY

Leicestershire County Council

VIEWING

Strictly by appointment with the selling agents.

EPC-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

6-8 THE SQUARE, MARKET HARBOROUGH, LEICESTERSHIRE, LE16 7PA

T: 01858 463705

E: enquiries@cooperestates.net

cooperestates.net

