

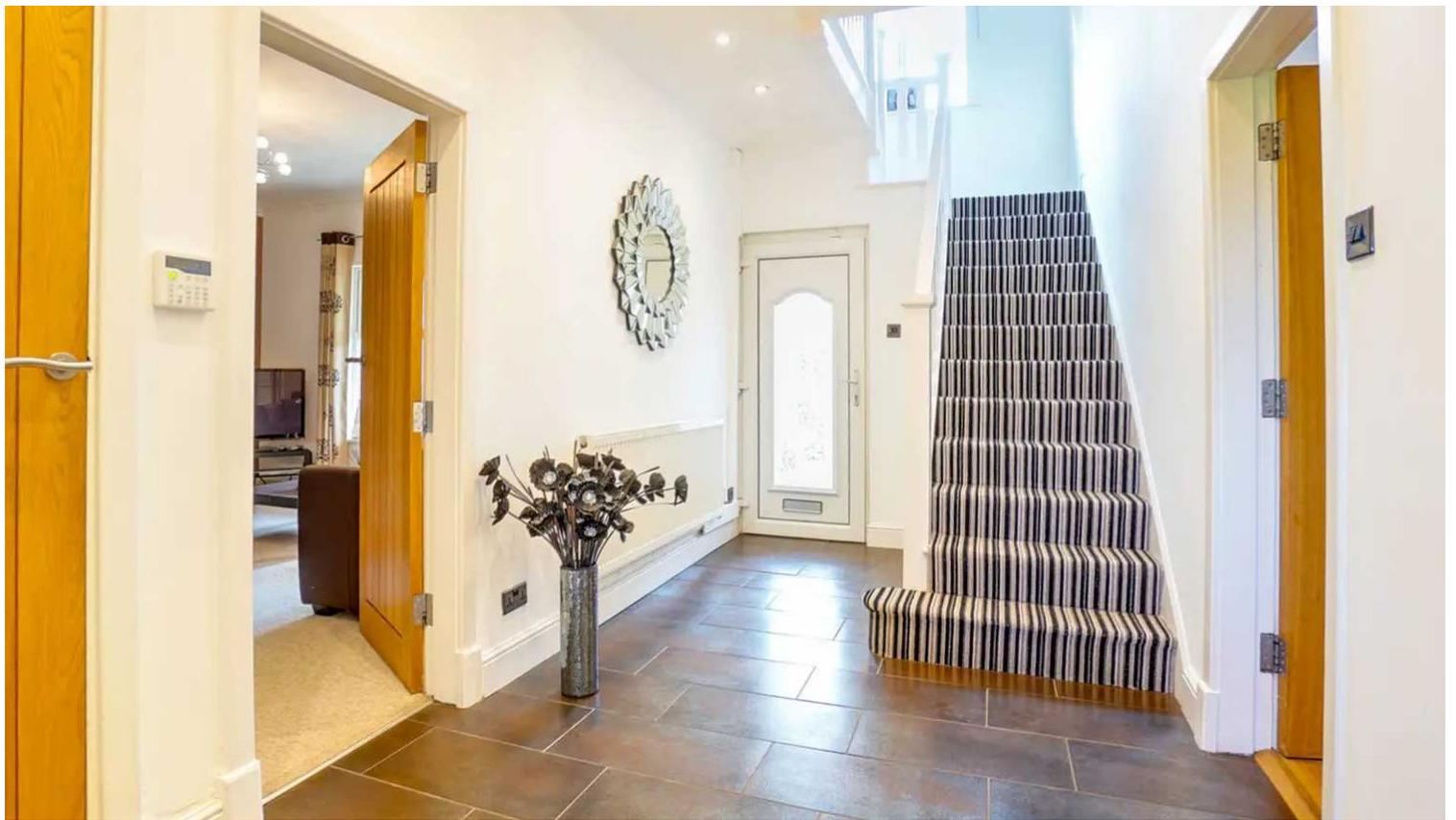


8 The Oval, Oadby

Offers Over £800,000

Located on THE OVAL in OADBY is this beautiful FOUR double bedroom detached home with generous grounds.





Entrance Hall

15' 7" x 7' 5" (4.75m x 2.26m)

With a window to the front elevation, storage cupboard, and understairs storage cupboard.



Reception Room One

17' 8" x 13' 11" (5.38m x 4.24m)

With a bay window to the front elevation, gas fire and a radiator.

Reception Room Two

14' 9" x 12' 0" (4.50m x 3.66m)

With a window to the front elevation, French doors to the front elevation, gas fire and a radiator.

Kitchen

22' 7" x 11' 1" (6.88m x 3.38m)

With two windows to the rear elevation, sink and drainer unit with a range of wall and base units with work surfaces over, breakfast bar, space for an American style fridge freezer, extractor fan, Rangemaster cooker, dishwasher and two radiators.



Second Kitchen

13' 10" x 7' 7" (4.22m x 2.31m)

With a window to the rear elevation, sink and drainer units with a range of wall and base units with work surfaces over, extraction fan, hob, oven and walk-in pantry.



Ground Floor Shower Room

7' 11" x 3' 9" (2.41m x 1.14m)

With WC, wash hand basin, shower cubicle with shower over, electric smart mirror and heated towel rail.

Utility

7' 10" x 5' 8" (2.39m x 1.73m)

With a range of wall and base units with work surfaces over, space for a washing machine, space for a tumble dryer, shelving, and a heated towel rail.

Reception Room Three

10' 4" x 9' 6" (3.15m x 2.90m)

With four windows to the front and side elevations, four skylight-style roof windows, and a radiator.

First Floor Landing

With a window to the front elevation, loft access hatch and a radiator.

Bedroom One

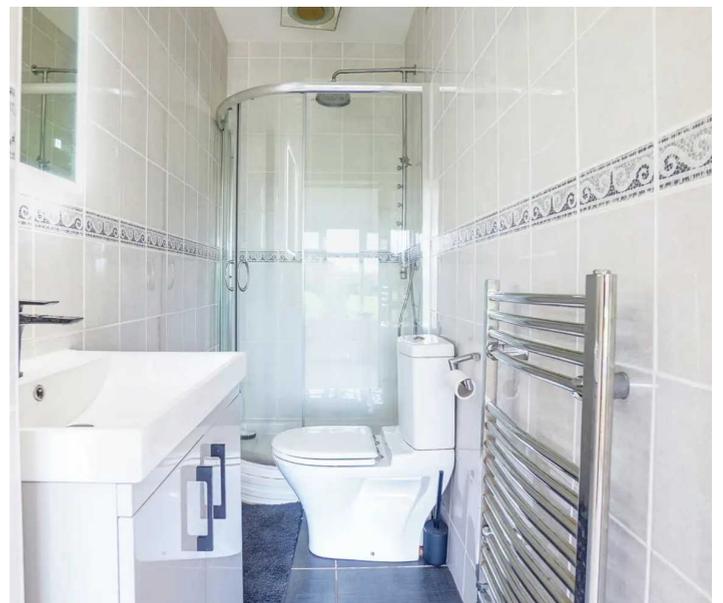
17' 2" x 14' 1" (5.23m x 4.29m)

(Measurements into the bay and wardrobes) With a bay window to the front elevation, built-in wardrobe and a radiator

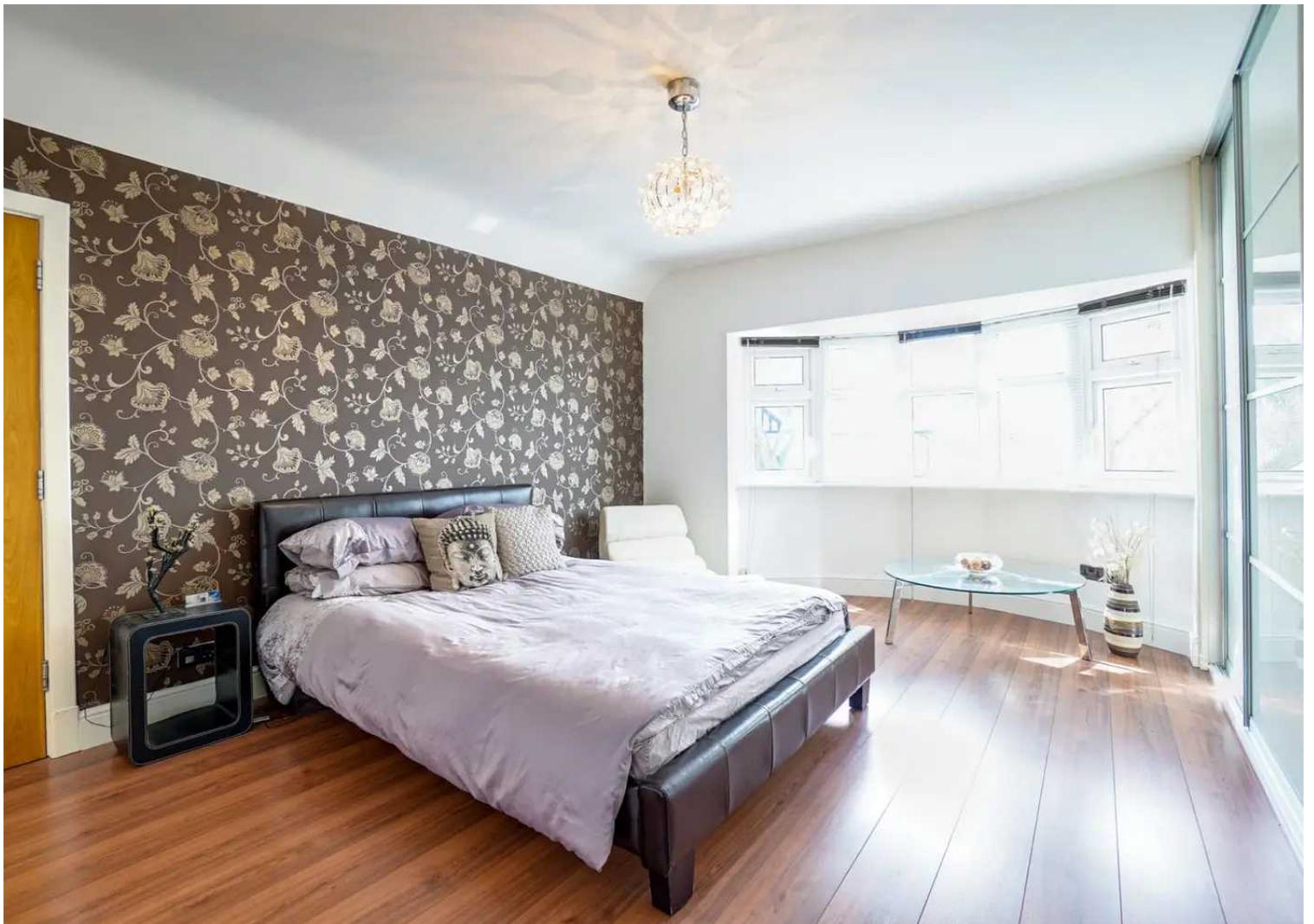
Bedroom Two

14' 2" x 12' 1" (4.32m x 3.68m)

With a window to the front elevation, window to the side elevation and a radiator









Bedroom Three

13' 10" x 11' 10" (4.22m x 3.61m)

With a window to the front elevation, built-in wardrobe and a radiator.

Bedroom Four

11' 5" x 10' 9" (3.48m x 3.28m)

With a window to the side elevation, built-in wardrobe and a radiator.

Bathroom

10' 8" x 7' 5" (3.25m x 2.26m)

With a window to the rear elevation, WC, wash hand basin, electric smart mirror, bath, shower cubicle with shower over and a radiator.

Front Garden

With flower beds, pathways to the rear, parking areas, lawn and mature wildflower borders.

Rear Garden

With a generous-sized rear garden with a patio seating area, a shaped lawn, and a second and raised patio seating area.

Driveway

For approx. four vehicles.

Garage

For approx. three vehicles.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 124 m², FLOOR 2: 86 m²
 TOTAL: 210 m²
 REDUCED HEADROOM BELOW: 1.5 M 2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 124 m², FLOOR 2: 86 m²
 TOTAL: 210 m²
 REDUCED HEADROOM BELOW: 1.5 M 2 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

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