



## Willow Herb Close, Oadby

£450,000

A FOUR BEDROOM executive DETACHED family home. Walking through the front door you are greeted by an entrance hall providing access to a office/playroom creating an ideal working from home environment along with a fitted dining kitchen with utility area.



0116 271 3333





#### **Entrance Hall**

With window to the front elevation, stairs to first floor, wood effect floor, alarm panel, radiator.

#### **Office/Play Room**

10' 3" x 7' 1" (3.12m x 2.16m)

With window to the front elevation, wood effect floor, radiator.

#### **Cloaks/WC**

6' 3" x 3' 9" (1.91m x 1.14m)

With window to the side elevation, low-level WC, wash hand basin, part tiled walls, wood effect floor, radiator.



#### **Lounge**

19' 2" x 10' 11" (5.84m x 3.33m)

With bay window to the front elevation, French doors to the rear elevation, two radiators.

#### **Dining Kitchen**

19' 1" x 10' 2" (5.82m x 3.10m)

With two windows to the rear elevation, wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, integrated double oven, hob and extractor fan, integrated fridge freezer, space for dishwasher, wood effect floor, part tiled walls, radiator.



### Utility Area

6' 4" x 6' 0" (1.93m x 1.83m)

With door to the side elevation, wall and base units with work surface over, stainless steel sink and drainer, plumbing for washing machine, boiler, part tiled walls, wood effect floor, radiator.

### First Floor Landing

With window to the front elevation, loft access, airing cupboard.



### Bedroom One

17' 1" x 10' 3" (5.21m x 3.12m)

With two windows to the rear elevation, built-in wardrobes, radiator.

### En-Suite

8' 5" x 5' 11" (2.57m x 1.80m)

With window to the side elevation, low-level WC, shower cubicle, wash hand basin, part tiled walls, wood effect floor, radiator.

### Bedroom Two

9' 9" x 9' 8" (2.97m x 2.95m)

With window to the rear elevation, radiator.









### **Bedroom Three**

10' 2" x 8' 1" (3.10m x 2.46m)

With window to the front elevation, radiator.

### **Bedroom Four**

8' 0" x 6' 5" (2.44m x 1.96m)

With window to the front elevation, radiator.

### **Bathroom**

7' 0" x 6' 5" (2.13m x 1.96m)

With window to the side elevation, low-level WC, bath with shower over, wash hand basin, part tiled walls, wood effect floor, radiator.

### **Rear Garden**

With lean-to, paved patio area, lawn, access to the front of the property.

### **Front Garden**

Small frontage.

Garage

Measuring 18'6" x 17'9". With power and lighting.

Driveway

Providing off road parking for two vehicles.



GROSS INTERNAL AREA  
 FLOOR 1 61.8 m<sup>2</sup> FLOOR 2 62.7 m<sup>2</sup>  
 TOTAL : 124.5 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



GROSS INTERNAL AREA  
 FLOOR 1 61.8 m<sup>2</sup> FLOOR 2 62.7 m<sup>2</sup>  
 TOTAL : 124.5 m<sup>2</sup>  
SIZE 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.