



## Stoughton Road, Oadby

£950,000 Freehold

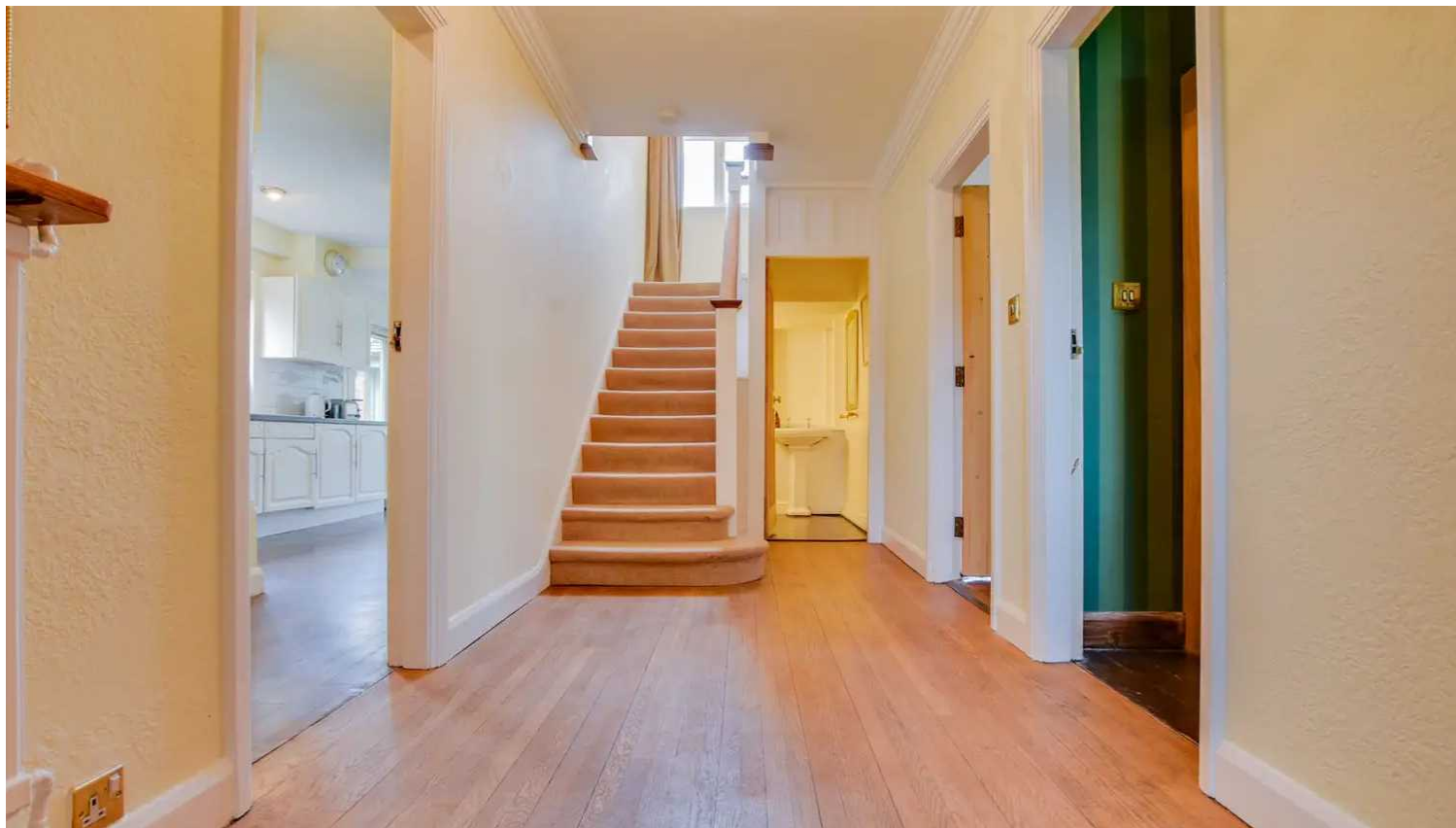
A traditional DETACHED property on a tree-lined road in OADBY. The property has a STUNNING REAR GARDEN, FOUR double bedrooms and THREE reception rooms.



Knightsbridge  
Estate Agents

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#### **Entrance Porch**

With tiled flooring, internal door to the:

#### **Entrance Hall**

With oak flooring, stairs to the first flooring landing and a radiator.

#### **Downstairs WC**

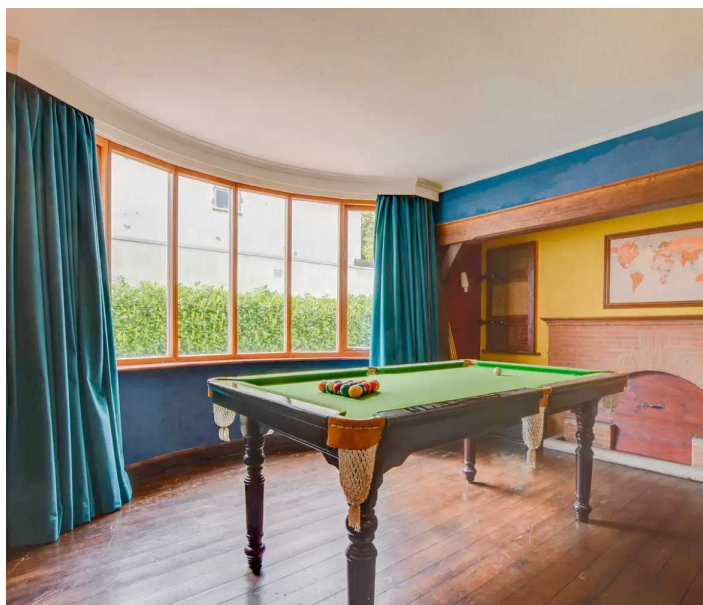
6' 9" x 6' 5" (2.06m x 1.96m)

With a WC, wash hand basin and an understairs storage cupboard.

#### **Dining Room/Library**

16' 0" x 14' 2" (4.88m x 4.32m)

(Measurements into the bay) With a double-glazed bay window to the side elevation, two windows to the front elevation with shutters, open fireplace with brick surround, part oak panelled walls and a radiator.



#### **Sitting Room**

22' 9" x 17' 10" (6.93m x 5.44m)

With a double-glazed bay window to the rear elevation, a feature open fireplace with a brick surround, exposed wooden beams, picture rails, cornicing to the ceiling, parquet flooring and two radiators.



#### **Boot Room**

8' 1" x 5' 0" (2.46m x 1.52m)

With a double-glazed window to the rear elevation, tiled flooring and internal door to the garage.



### Study

10' 0" x 10' 0" (3.05m x 3.05m)

(measurements into the recess) With a double-glazed window to the front elevation, a cupboard housing the boiler, an airing cupboard, a built-in desk and a radiator.

### Extended Open Plan Living Kitchen Dining Room

41' 0" x 16' 6" (12.50m x 5.03m)

(narrowing to 10'1") With French doors to the rear elevation, a double-glazed window to the side elevation, a double-glazed door to the side elevation, a twin sink and drainer unit with a range of wall and base units with work surface over, a built-in double oven and a five-ring gas hob, extractor hood, built-in microwave, original style storage cupboard, wooden flooring, plumbing for a dishwasher and two radiators.



### Utility Cupboard/Pantry

6' 4" x 4' 6" (1.93m x 1.37m)

With a window to the side elevation and plumbing for a washing machine.

### Galleried Landing

With a double-glazed window to the rear elevation and a loft access hatch with a pull-down ladder leading to a boarded loft space with lighting.

### Bedroom One

22' 7" x 12' 0" (6.88m x 3.66m)

With a double glazed bay window to the rear elevation, fitted wardrobes and radiator.









### **Bedroom Two**

16' 0" x 12' 0" (4.88m x 3.66m)

With a double glazed window to the side elevation and front elevation and radiator.

### **Bedroom Three**

16' 10" x 10' 9" (5.13m x 3.28m)

With a double glazed window to the front elevation, ceiling spotlights and a radiator.

### **Bedroom Four**

12' 0" x 10' 0" (3.66m x 3.05m)

With a double-glazed window to the rear elevation, wash hand basin and radiator.

### **Bathroom**

10' 0" x 6' 4" (3.05m x 1.93m)

With a double-glazed window to the side elevation, bath with mixer tap shower attachment, WC, wash hand basin and a radiator.

### **Front Garden**

Deep frontage with a gravelled driveway, hedging and mature trees.

### **Rear Garden**

A particular selling point of this property is the established and mature rear garden with a paved patio, gazebo with power and lighting, pagoda, shed, log store, log store and mainly lawned rear garden with a variety of well-stocked flower beds including fruit trees, magnolia tree, bushes and mature shrubs, hedging and fencing to the perimeter.

Driveway

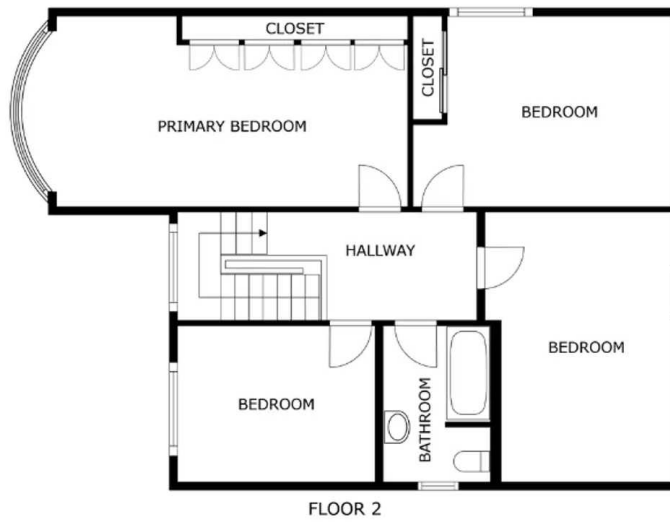
For several vehicles.

Garage

For Several vehicles.



GROSS INTERNAL AREA  
 FLOOR 1 138.9 m<sup>2</sup> FLOOR 2 92.3 m<sup>2</sup>  
 TOTAL : 231.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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 Gym & Pool, 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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