

## Hill Way, Oadby

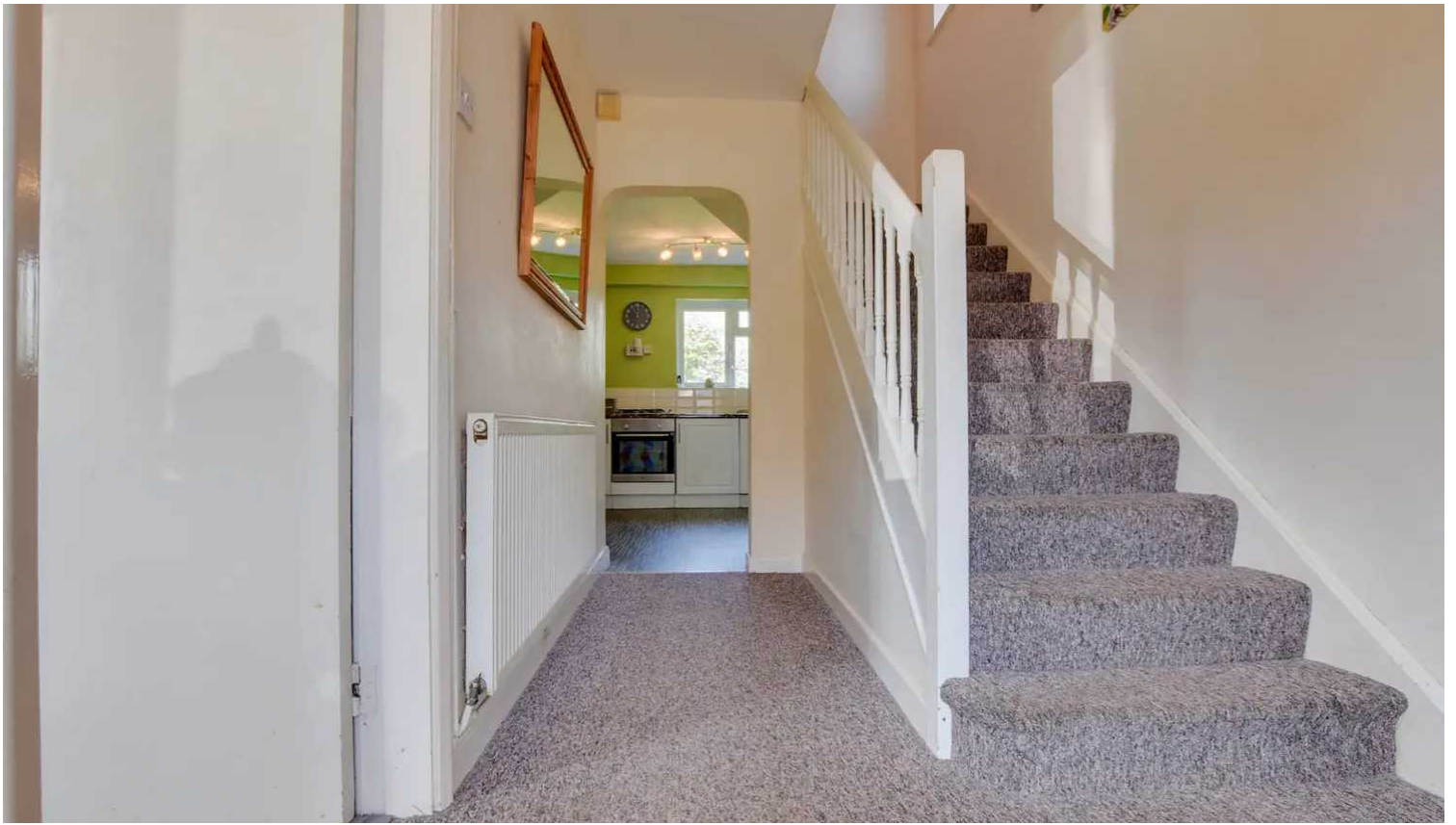
£380,000

A FOUR BEDROOM semi-detached property located within the heart of Oadby ideal for a family. The rear enjoys a paved and lawn rear garden PERFECT FOR RELAXING after a busy day. Parking is available via a driveway providing off road parking and a DETACHED GARAGE.



0116 271 3333





#### **Entrance Porch**

With access to:

#### **Entrance Hall**

With stairs to first floor, radiator.

#### **Lounge**

25' 0" x 12' 3" (7.62m x 3.73m)

Measurement narrowing to 8'1". With window to the front elevation, patio doors to the rear elevation, two radiators.

#### **Kitchen**

10' 8" x 10' 6" (3.25m x 3.20m)

With window to the rear elevation, laminate floor, wall and base units with work surface over, sink and drainer, built-in oven and hob, built-in fridge freezer, laminate floor, door to the side elevation.

#### **Ground Floor WC**

5' 0" x 2' 6" (1.52m x 0.76m)

With window to the side elevation, wash hand basin, low-level WC, laminate floor.

#### **Rear Lobby**

Leading to:

#### **Utility Room**

7' 7" x 4' 8" (2.31m x 1.42m)

With base units with work surface over, laminate floor, radiator.



### Dining Room

10' 8" x 8' 4" (3.25m x 2.54m)

With window to the rear elevation, french doors to the side elevation, laminate floor, radiator.

### Landing

With a double-glazed window to the side elevation.

### Bedroom One

13' 7" x 10' 5" (4.14m x 3.18m)

With a double-glazed half-bay window to the front elevation, fitted wardrobes and a radiator.

### Bedroom Two

10' 6" x 10' 5" (3.20m x 3.18m)

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

### Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)

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

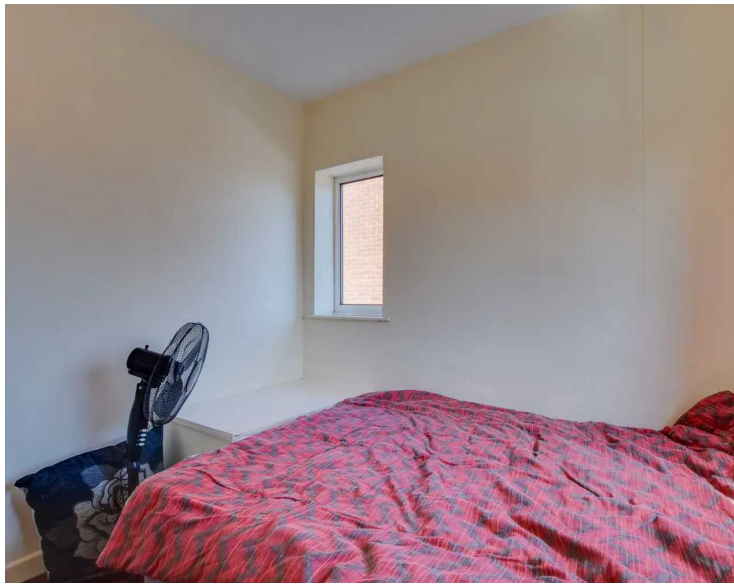
### WC

5' 3" x 2' 4" (1.60m x 0.71m)

With a double-glazed window to the side elevation, tiled flooring, tiled walls and a WC.







### **Bathroom**

8' 5" x 5' 3" (2.57m x 1.60m)

With a double-glazed window to the rear elevation, tiled flooring, tiled walls, storage cupboard housing the boiler, wash hand basin, shower cubicle with shower over and a heated towel rail.

### **Second Floor**

#### **Bedroom Four**

12' 10" x 10' 8" (3.91m x 3.25m)

With a double-glazed window to the front elevation, fitted wardrobes, two storage cupboards and a radiator.

#### **Rear Garden**

With paved patio seating area, lawn, gravelled area.

#### **Driveway**

Providing off road parking for two vehicle.

#### **Garage**

Measuring 16'12" x 7'11".



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 658 sq. ft., FLOOR 2: 494 sq. ft.  
FLOOR 3: 150 sq. ft., TOTAL: 1,301 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...





FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 658 sq. ft. FLOOR 2: 494 sq. ft.  
 FLOOR 3: 150 sq. ft. TOTAL: 1,301 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 658 sq. ft. FLOOR 2: 494 sq. ft.  
 FLOOR 3: 150 sq. ft. TOTAL: 1,301 sq. ft.  
 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 Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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



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