

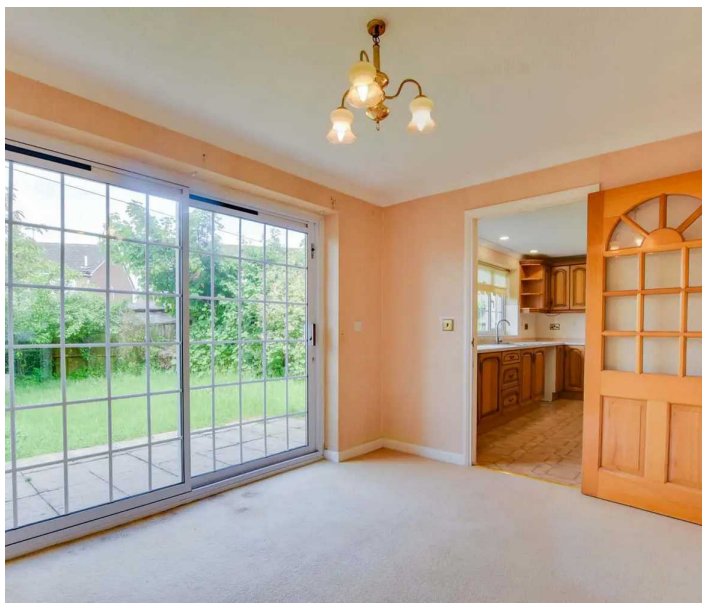


Ledbury Close, Oadby

£475,000

A CHARMING FOUR BEDROOM detached home nestled within a cul-de-sac position providing DELIGHTFUL living space.





Entrance Porch

With windows to the side elevations, meter cupboards and a sliding door to the front elevation.

Entrance Hall

With carpet flooring, stairs to first floor, understairs storage and a radiator.

Living Room

21' 11" x 11' 8" (6.68m x 3.56m)

With a bay window to the front elevation, carpeting, two wall-mounted lights, a serving hatch leading to the kitchen, a gas fire with surround and two radiators.

Dining Room

11' 10" x 8' 11" (3.61m x 2.72m)

With sliding patio doors to the rear elevation, door to the living room, carpeting and a radiator.

Kitchen

17' 3" x 14' 5" (5.26m x 4.39m)

With a window to the rear elevation, door to the side elevation, tiled flooring, sink and drainer unit with a range of wall and base units with work surfaces over, oven, hob, extraction fan and two radiators.

WC

7' 9" x 2' 11" (2.36m x 0.89m)

With a window to the side elevation, WC, laminate flooring, wash hand basin and a radiator.



First Floor Landing

With carpeting, an aircon unit, built-in cupboard and a radiator.

Bedroom One

14' 11" x 11' 3" (4.55m x 3.43m)

With two windows to the front elevation, fitted wardrobes, carpeting and a radiator.

En-Suite

5' 7" x 5' 6" (1.70m x 1.68m)

With a window to the front elevation, laminate flooring, partly tiled walls, shower cubicle with shower over, wash hand basin, WC and a radiator.

Bedroom Two

11' 10" x 10' 5" (3.61m x 3.18m)

With a window to the rear elevation, carpeting, built-in wardrobes, a built-in dressing table and a radiator.

Bedroom Three

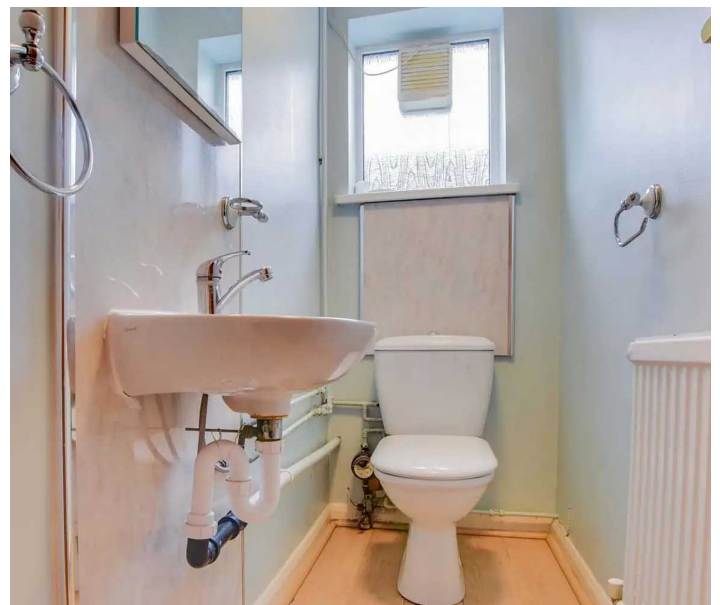
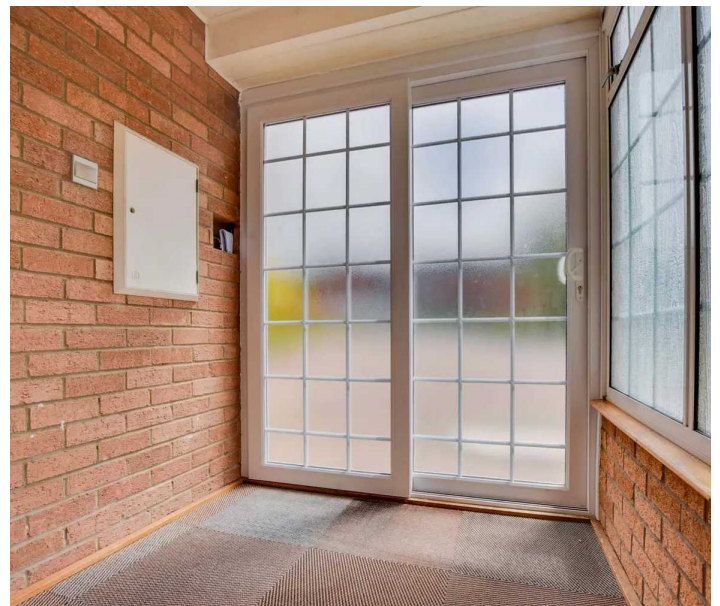
11' 3" x 8' 5" (3.43m x 2.57m)

With a window to the front elevation, carpeting, built-in storage connecting to bedroom four and a radiator.

Bedroom Four

7' 4" x 7' 2" (2.24m x 2.18m)

With a window to the rear elevation, carpeting, built-in storage connecting to bedroom three, a fold-down built-in double bed and a radiator.









Bathroom

With a window to the rear, tiled walls, laminate floor, bath, WC, wash hand basin and a radiator.

Rear Garden

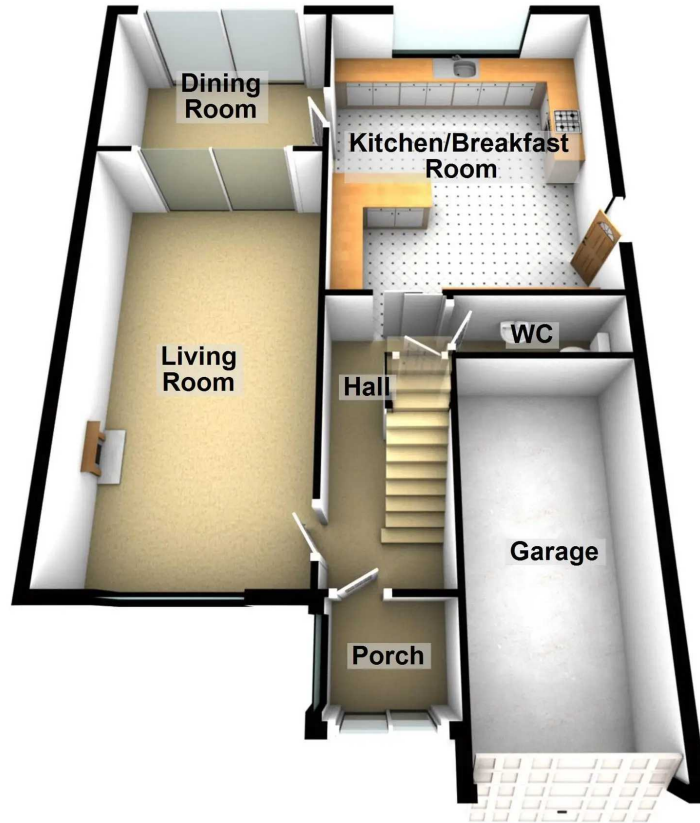
With a lawn, plant and shrub borders, shed and gated side access.

Driveway 2 vehicles

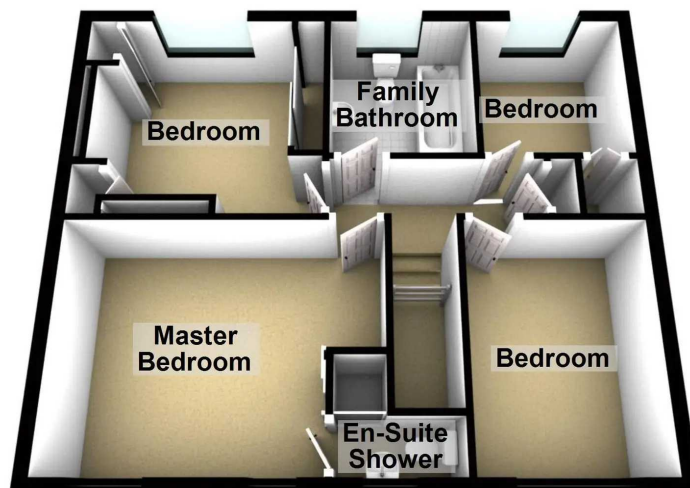
Block paved driveway.

Garage 1 vehicles

Ground Floor



First Floor



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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: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

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