



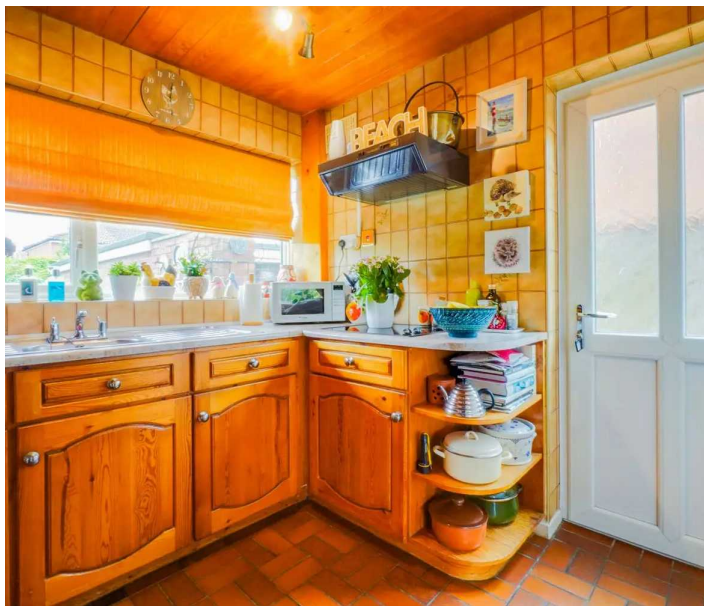
## Waveney Rise, Oadby

Offers Over £270,000

A THREE-BEDROOM semi-detached home in Oadby with a through lounge diner, fitted kitchen and a delightful rear garden.







#### **Entrance Hall**

With a double-glazed window to the front elevation, cloakroom/storage cupboard, carpeting and a radiator.

#### **Through Lounge Diner**

22' 2" x 20' 0" (6.76m x 6.10m)

With a double-glazed window to the front elevation, sliding patio doors to the rear elevation, electric fire, carpeting and two radiators.

#### **Kitchen**

9' 6" x 7' 11" (2.90m x 2.41m)

With a double-glazed window to the rear elevation, door to the side elevation, tiled flooring, tiled splash backs, a pantry, a sink and drainer unit with a range of wall and base units with work surfaces over, double oven, hob and an extractor fan.



#### **First Floor Landing**

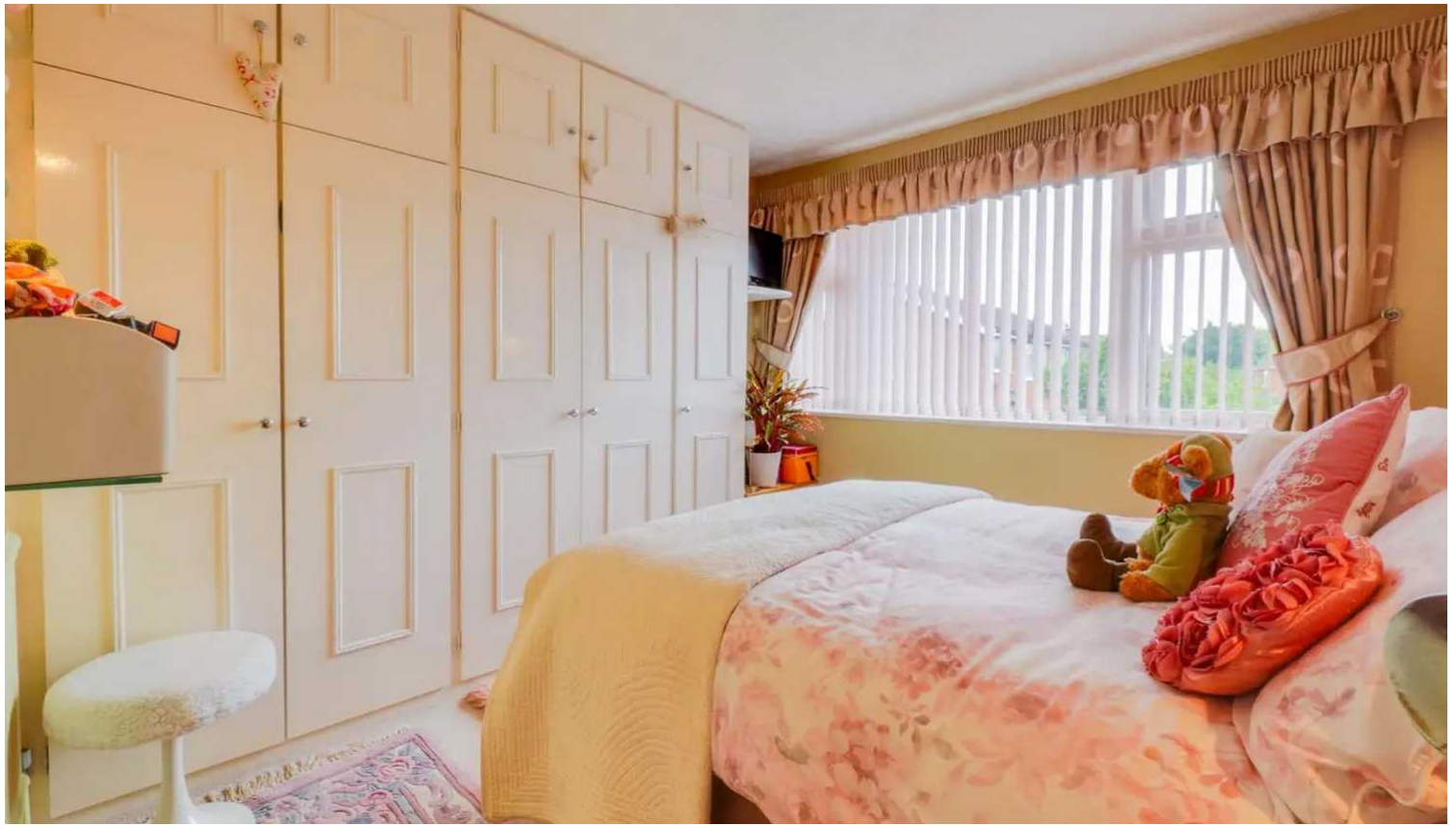
With a double-glazed window to the side elevation and loft access hatch leading to a boarded loft space.

#### **Bedroom One**

10' 5" x 10' 3" (3.18m x 3.12m)

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





### Bedroom Two

10' 6" x 7' 3" (3.20m x 2.21m)

With a double-glazed window to the front elevation, cupboard, carpeting and a radiator.

### Bedroom Three

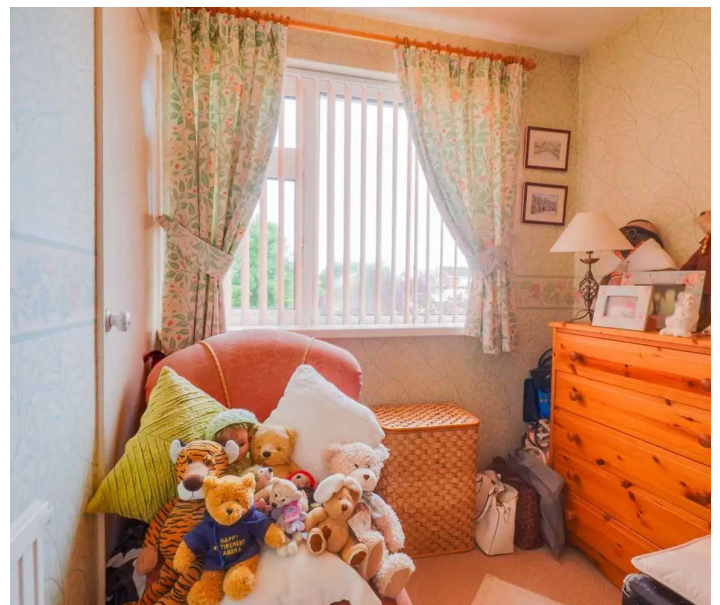
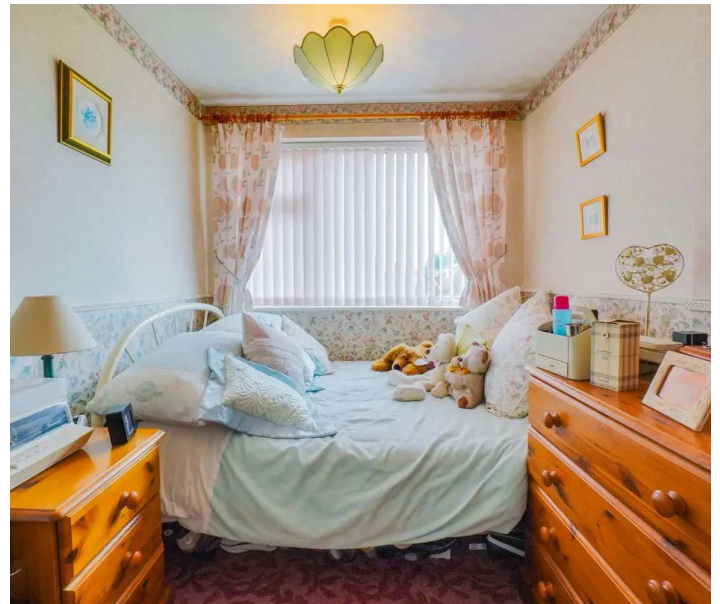
7' 6" x 6' 8" (2.29m x 2.03m)

With a double-glazed window to the front elevation, storage cupboard, carpeting and a radiator.

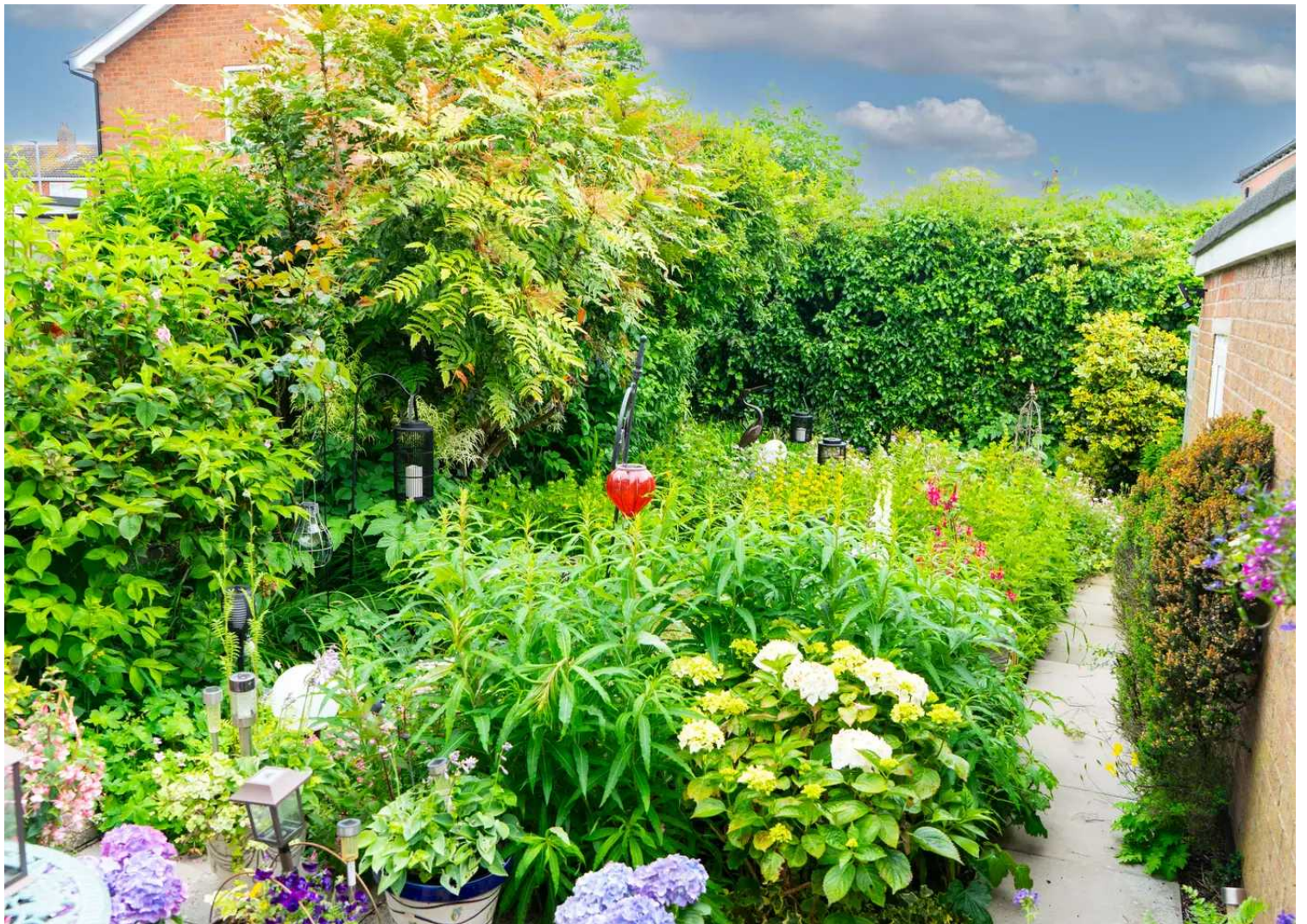
### Bathroom

7' 10" x 6' 8" (2.39m x 2.03m)

With a double-glazed window to the rear elevation, bath with shower over, wash hand basin, WC, storage cupboard/airing cupboard housing the boiler, laminate flooring, tiled walls and a radiator.















### **Rear Garden**

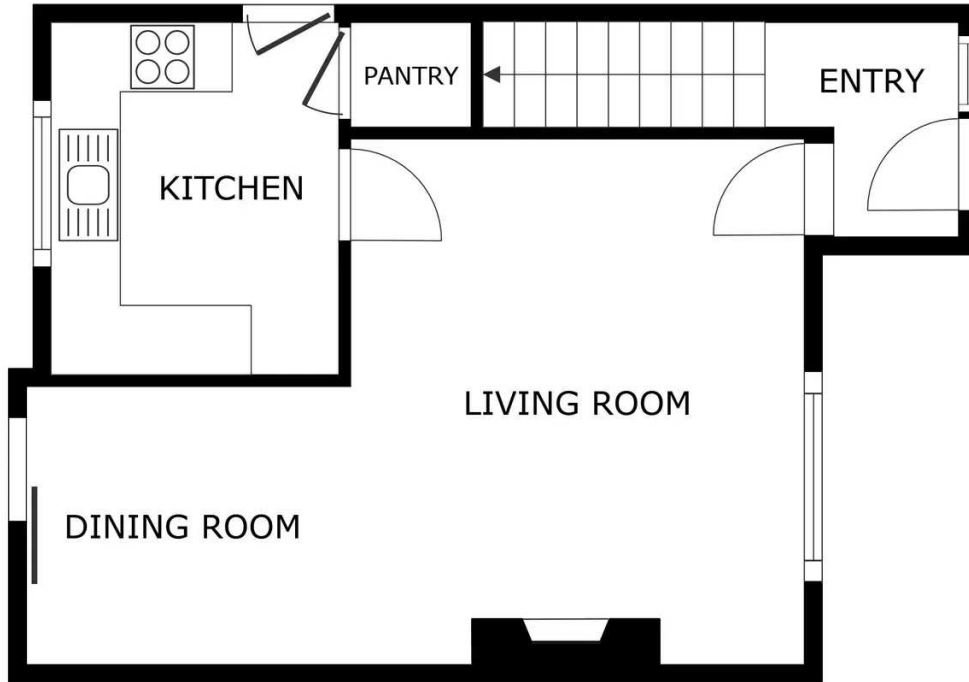
A delightful rear garden with a patio seating area, lawn, variety of plants and shrubs, a second slabbed area with a greenhouse, pond and gate to the side access.

### **Driveway**

For two vehicles with gates leading to:

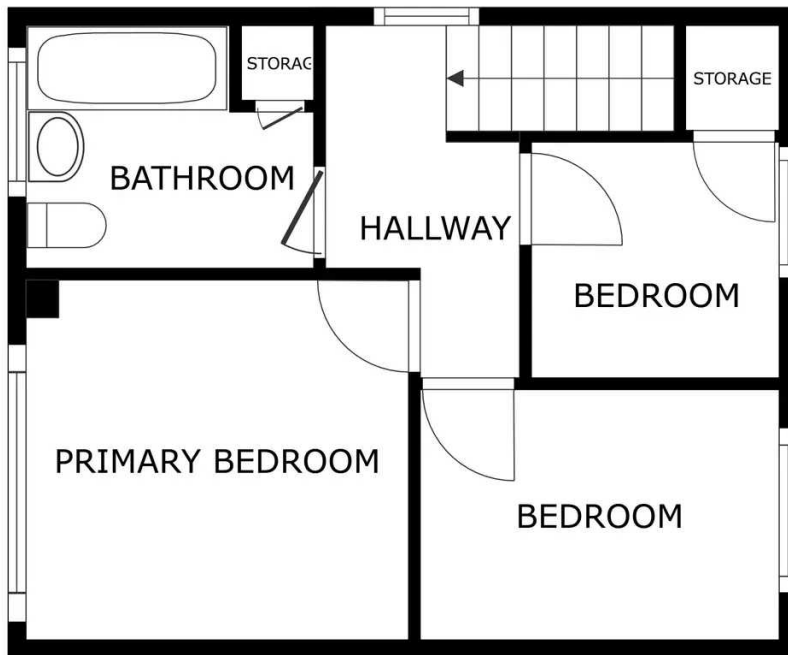
### **Garage**

18'4" x 7'7" With a double-glazed window to the rear garden, a door to the side elevation and an up-and-over door to the front elevation.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 39.2 m<sup>2</sup> FLOOR 2 34.6 m<sup>2</sup>  
 TOTAL : 73.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 39.2 m<sup>2</sup> FLOOR 2 34.6 m<sup>2</sup>  
 TOTAL : 73.9 m<sup>2</sup>  
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: C

Tenure: Freehold

Energy Performance: D

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