

Ribble Avenue, Oadby

In Excess of £575,000

Modernised detached home on a spacious CORNER PLOT in Oadby, featuring FIVE BEDROOMS, driveway, garage, and a generous garden with patio.





Entrance Hall

With a double-glazed window to the front elevation, a door to the front elevation, stairs to the first floor landing, two understairs cupboards, laminate flooring and a radiator.

Bedroom Five (Currently Used as an Office)

9' 0" x 8' 2" (2.74m x 2.49m)

With a double-glazed window to the front elevation, laminate flooring and a radiator.

En-Suite

8' 4" x 2' 9" (2.54m x 0.84m)

With a double-glazed window to the side elevation, tiled floor, tiled walls, a wash hand basin, WC and a walk-in shower unit.

Downstairs WC

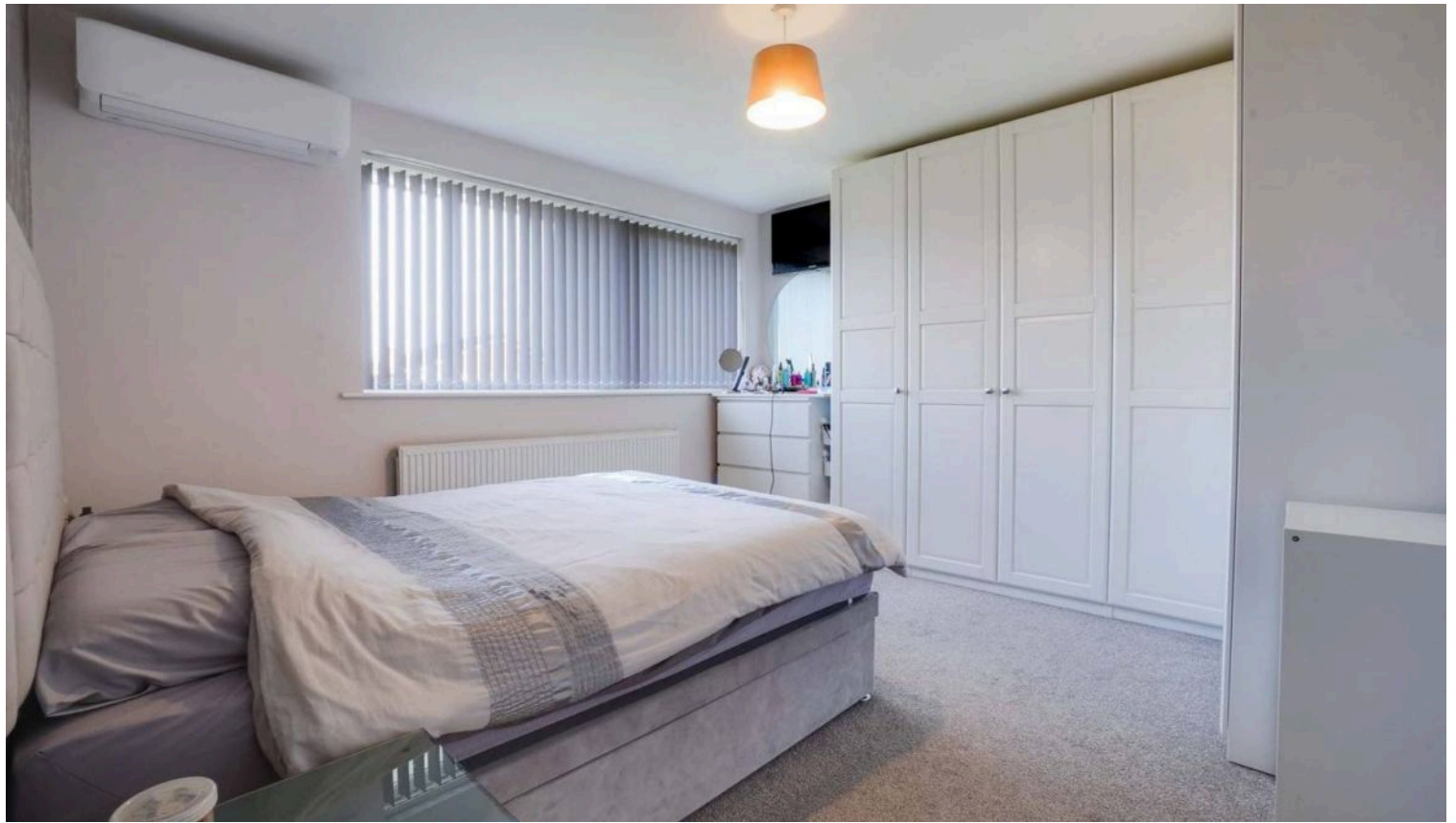
6' 3" x 3' 2" (1.91m x 0.97m)

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

Lounge

22' 7" x 13' 2" (6.88m x 4.01m)

With a double-glazed window to the front elevation, double-glazed sliding doors to the rear elevation, laminate flooring and a radiator.



Dining Room

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

With a double-glazed window to the rear elevation, laminate flooring and a radiator.

Kitchen Area

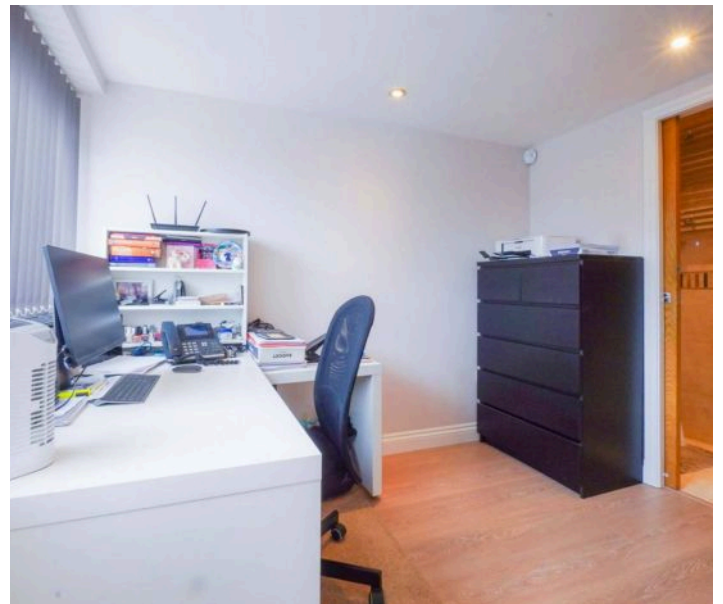
11' 9" x 8' 9" (3.58m x 2.67m)

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

Utility Area

6' 8" x 4' 8" (2.03m x 1.42m)

With a double-glazed window to the side elevation, laminate flooring, space for a washing machine, space for a tumble dryer and fitted cupboards.



First Floor Landing

With carpet flooring.

Bedroom One

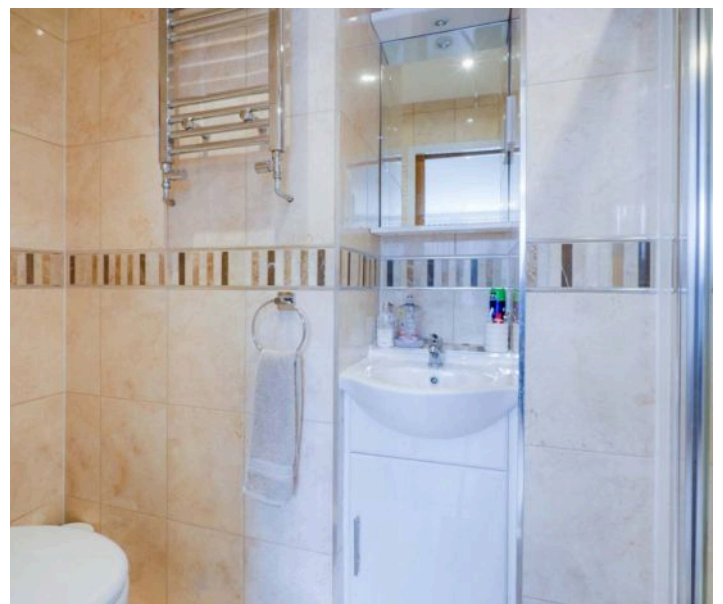
13' 0" x 12' 1" (3.96m x 3.68m)

With a double-glazed window to the rear elevation, carpet flooring, built-in wardrobes, an air con unit and a radiator.

Bedroom Two

11' 8" x 10' 1" (3.56m x 3.07m)

With a double-glazed window to the front elevation, carpet flooring, built-in wardrobes and a radiator.









Walk-in Wardrobe/Study Area

10' 1" x 4' 11" (3.07m x 1.50m)

With a double-glazed window to the front elevation, carpet flooring and a radiator.

Bedroom Three

13' 10" x 8' 11" (4.22m x 2.72m)

With a double-glazed window to the front elevation, carpet flooring and a radiator.

Bedroom Four

8' 11" x 8' 5" (2.72m x 2.57m)

With a double-glazed window to the rear elevation, fitted overhead units, carpet flooring and a radiator.

Family Bathroom

8' 3" x 6' 6" (2.51m x 1.98m)

With a double-glazed window to the rear elevation, tiled walls, tiled flooring, walk-in shower cubicle, bath tub, wash hand basin, WC and a a heated towel rail.

Front Garden

With a lawn area and shrubs.

Rear Garden

With a patio seating area, lawn, plant and shrub borders and fenced perimeters.

Carport 1 vehicle

Driveway 4 vehicle

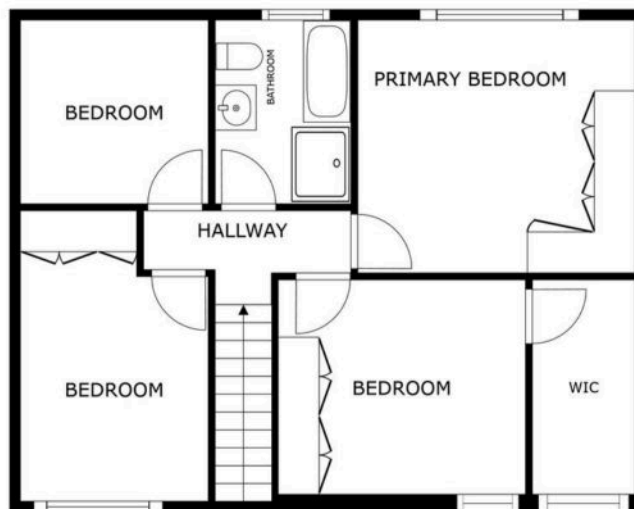
A block paved driveway.

Garage 1 vehicle



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

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