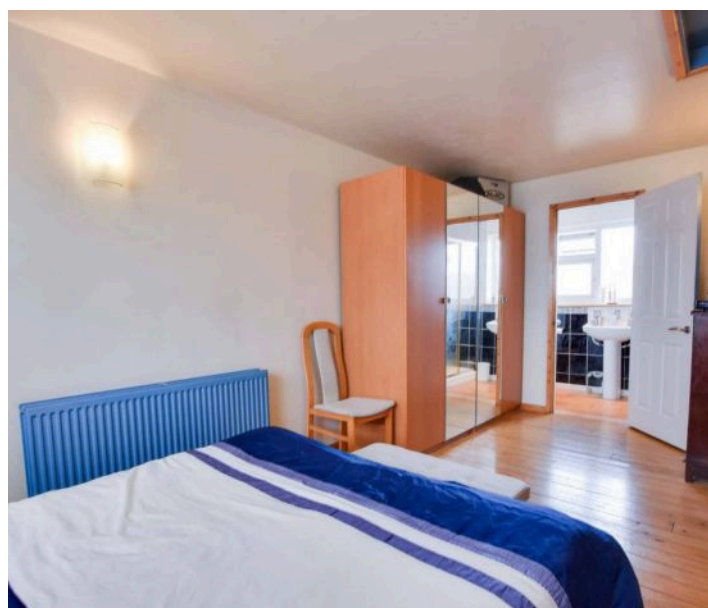
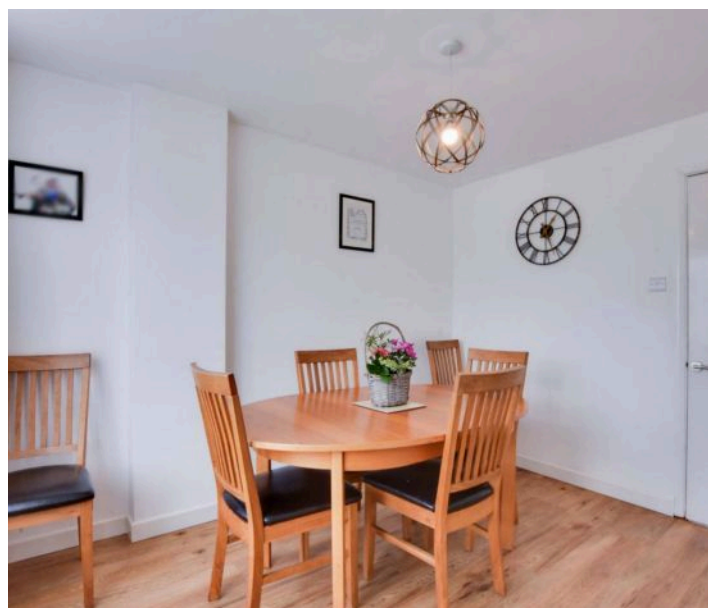


Waveney Rise, Oadby

£415,000

A GENEROUSLY PROPORTIONED FOUR BEDROOM semi-detached home occupying a desirable CORNER PLOT, offering ample outdoor space for the whole family to enjoy. Benefitting from a double garage.





Entrance Hall

With double glazed windows and door to the front elevation, LVT floor, storage cupboard with meters, stairs to first floor.

Lounge

11' 1" x 14' 3" (3.38m x 4.34m)

Measurement narrowing to 12' 7" (3.83 m). With double glazed window to the front elevation, double glazed patio doors to the rear elevation, carpet floor, gas fire, two radiators.

Dining Room

10' 11" x 8' 5" (3.33m x 2.57m)

With double glazed windows to the front elevation, LVT floor, radiator.

Rear Lobby

With double glazed door to the rear garden, LVT floor, under stairs storage cupboard, radiator.

Utility Room

8' 4" x 4' 4" (2.54m x 1.32m)

With double glazed window to the side elevation, vinyl tiled floor, space for washing machine, space for chest freezer, extractor fan and external venting for tumble dryer.



Ground Floor WC

4' 5" x 3' 10" (1.35m x 1.17m)

With double glazed window to the rear elevation, tiled floor, low-level WC, wash hand basin, part tiled walls, extractor fan.

Kitchen

9' 5" x 7' 10" (2.87m x 2.39m)

With double glazed window to the rear elevation, part tiled walls, tiled floor, storage/pantry area, stainless steel sink and drainer, a range of wall and base units with work surfaces over, cooker point, extractor fan, space for dishwasher.

First Floor Landing

With carpet floor, radiator.

Bedroom One

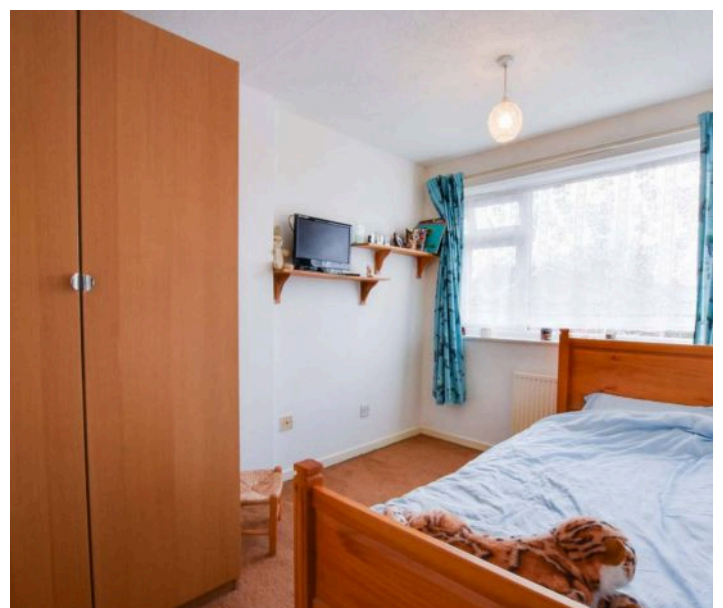
16' 11" x 8' 5" (5.16m x 2.57m)

With double glazed window to the front elevation, wood floor, two radiators.

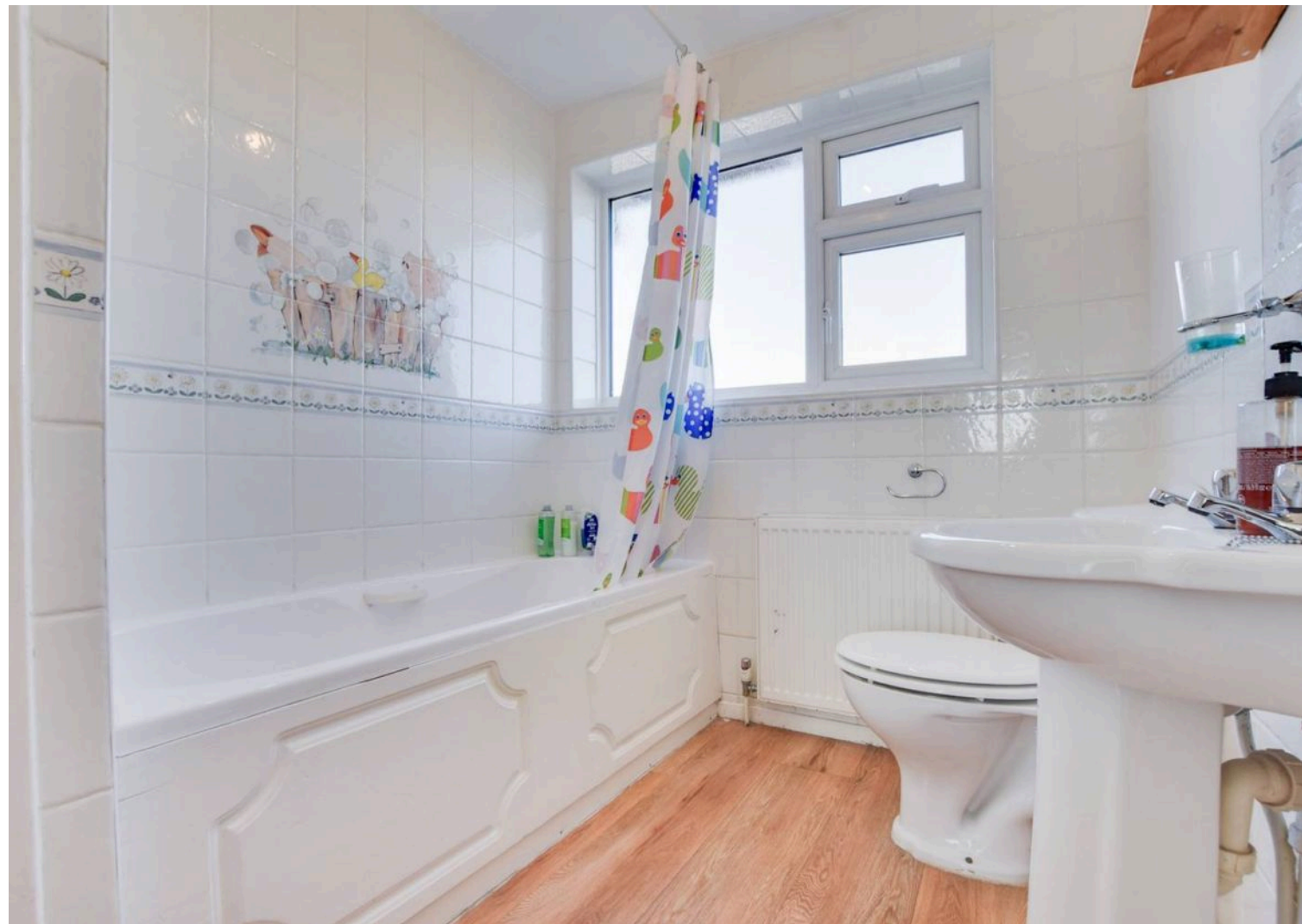
En-Suite

8' 4" x 3' 10" (2.54m x 1.17m)

Measurement into shower cubicle. With double glazed window to the rear elevation, wood floor, part tiled walls, shower cubicle with electric shower, low-level WC, wash hand basin, wall mounted towel rail/radiator.









Bedroom Two

10' 9" x 10' 3" (3.28m x 3.12m)

With double glazed window to the rear elevation, cork tiled floor, radiator.

Bedroom Three

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

With double glazed window to the front elevation, carpet floor, TV point, radiator.

Bedroom Four

6' 9" x 7' 6" (2.06m x 2.29m)

With double glazed window to the front elevation, built-in storage cupboard, carpet floor, fibre optic broad band connection (virgin media), radiator.

Bathroom

8' 1" x 6' 6" (2.46m x 1.98m)

With double glazed window to the rear elevation, bath shower over, low-level WC, wash hand basin, tiled walls, wood effect floor, storage/airing cupboards, radiator.

Outside Gym

15' 11" x 9' 4" (4.85m x 2.84m)

With double glazed window to the front elevation, double glazed door to the front elevation, power and lighting, an integral part of the original garage which has been partitioned off via a wall (could be combined if desired).

Front Garden

With hedging, paved pathway, lawn, gate to rear garden.

Rear Garden

With rear gated access to driveway, paved patio areas, lawn, central pebble and pond area, flowerbeds and shrubs, vegetable patches.

Driveway 4 Vehicles

Pebbled driveway providing off road parking.

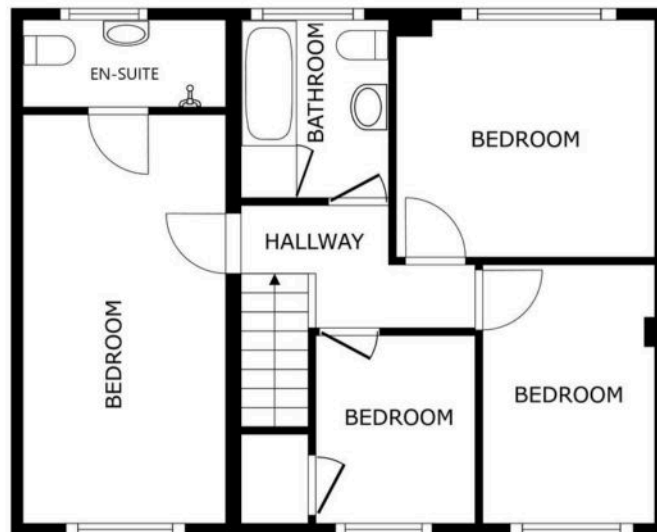
Double Garage

Measuring 19'6" (5.94m) x 15'3" (4.66m). With roller door to the front elevation, two double glazed windows and door, power and lighting.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

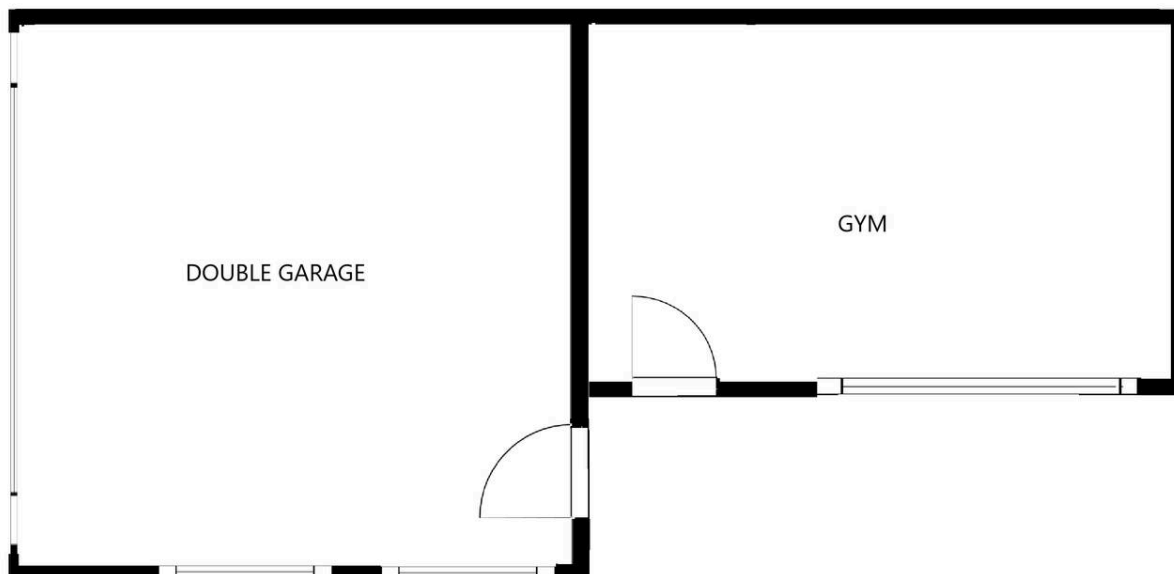
 Matterport



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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

We'll keep you moving...



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