



Eden Close, Oadby

Offers Over £450,000

A GENEROUS SIZE PLOT presenting a FOUR BEDROOM detached home offered for sale with NO UPWARD CHAIN. Outside enjoys beautiful front garden wrapping itself around the to the side.





Entrance Hall

With double glazed windows and door to the front elevation, carpet floor, radiator.

Ground Floor WC/Cloaks

6' 1" x 3' 9" (1.85m x 1.14m)

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

Dining Room

17' 5" x 10' 7" (5.31m x 3.23m)

With double glazed sliding patio doors to the rear elevation, carper floor, storage cupboard, stairs to first floor, radiator.

Lounge

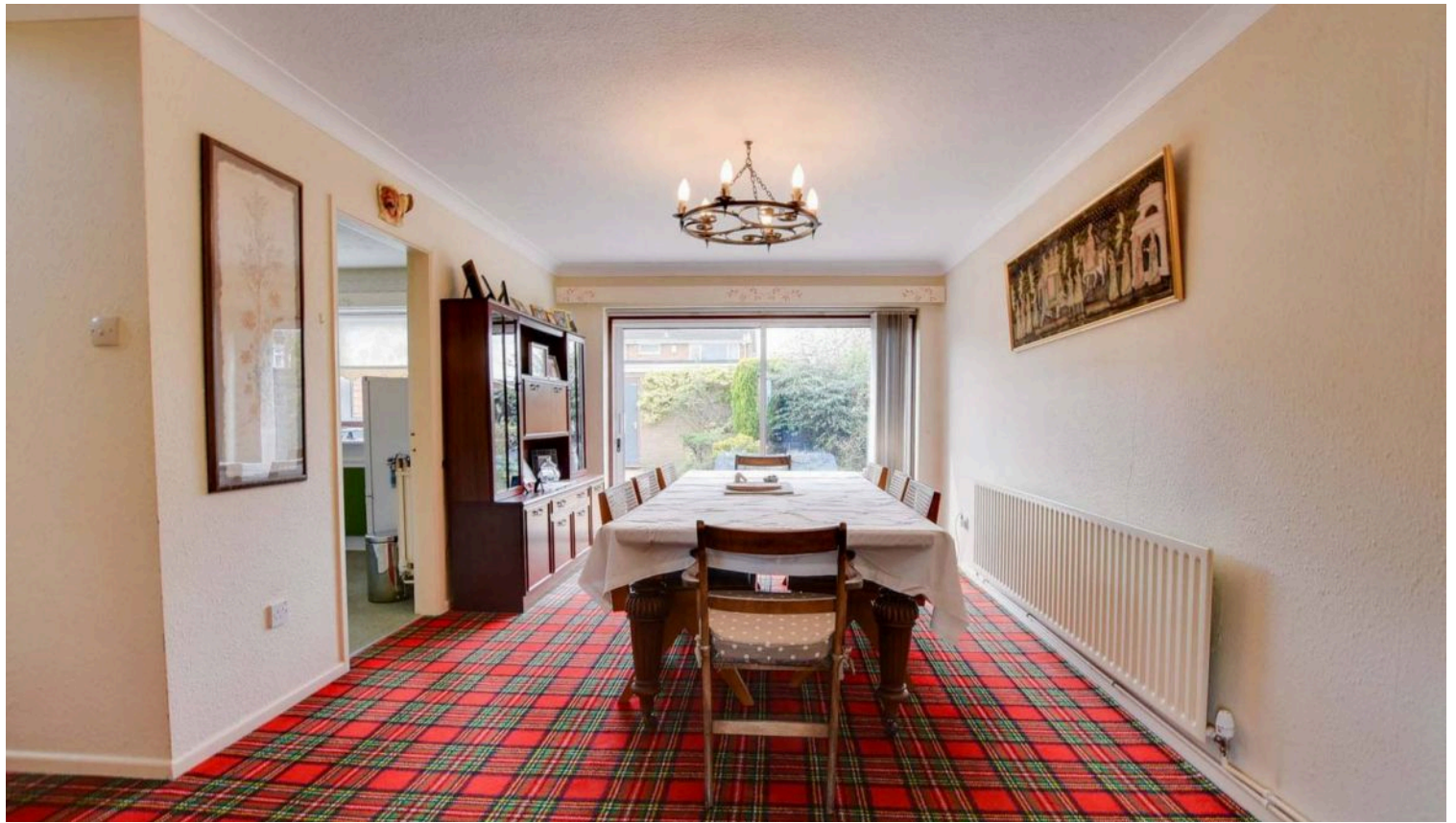
21' 10" x 11' 11" (6.65m x 3.63m)

With double glazed windows to the front elevation, carpet floor, brick chimney breast with gas fire (not tested), two radiators.

Kitchen

11' 4" x 10' 10" (3.45m x 3.30m)

With double glazed window to the rear elevation, double glazed door to the side elevation, carpet floor, wall and base units with work surface over, stainless steel sink and drainer unit, cooker point, plumbing for washing machine, tiled walls, radiator.



First Floor Landing

With double glazed window to the side elevation, storage cupboard housing water tank, radiator.

Bedroom One

11' 11" x 10' 9" (3.63m x 3.28m)

With double glazed window to the front elevation, carpet floor, fitted wardrobes, radiator.

Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m)

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

Bedroom Three

11' 7" x 11' 1" (3.53m x 3.38m)

With double glazed window to the rear elevation, carpet floor, fitted wardrobes and vanity unit, radiator.

Bedroom Four

10' 6" x 9' 6" (3.20m x 2.90m)

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

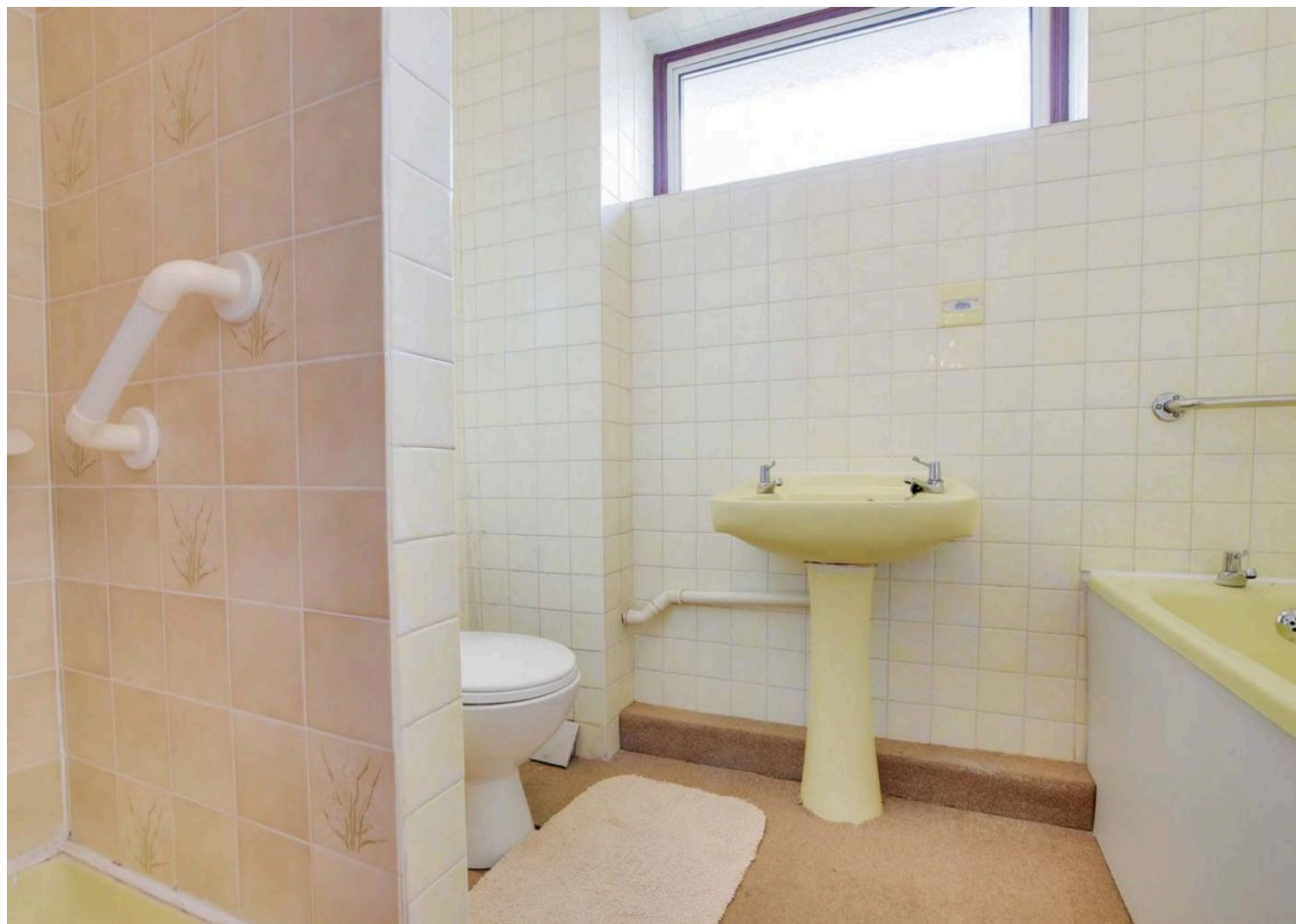
Bathroom

7' 10" x 6' 4" (2.39m x 1.93m)

With double glazed window to the side elevation, carpet floor, bath, walk-in shower cubicle, pedestal wash hand basin, low-level WC, tiled walls, radiator.







**Front Garden**

A corner plot with lawn area, paved pathway, slate areas.

Rear Garden

With paved rear garden with fountain/water features to the center, flowerbeds and shrubs, gate to side access.

Driveway

For two vehicles.

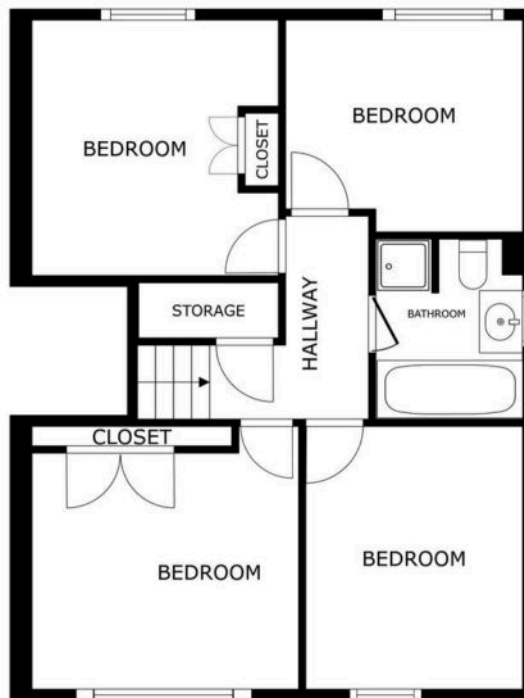
Double Garage

Measuring 17'8" x 17'3". With two up and over doors to the front elevation, double glazed window to the rear elevation, door to the rear garden.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

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