

## Beech Road, Oadby

£650,000

Having recently undergone an EXTENSIVE PROGRAMME OF REFURBISHMENT and extension, this impressive SIX BEDROOM detached residence offers beautifully appointed accommodation arranged over three floors.







#### **Entrance Hall**

With stairs to first floor, wood effect LVT floor, under floor heating, radiator.

#### **Sitting Room** 12' 10" x 15' 4" (3.92m x 4.67m)

With double glazed window to the front elevation with window shutters, feature log burner, part wooden panelled walls, TV point, under floor heating.

#### **Open Plan Fitted Kitchen Dining Room** 20' 6" x 15' 6" (6.26m x 4.73m)

With bi-fold doors to rear garden, full length window shutters, feature centre island with built-in sink, breakfast bar, granite worksurface and storage units below, Rangemaster cooker with extractor hood over, a range of wall units with under-unit lighting, display cabinets with built-in lighting, base units with granite worksurface over, full-length built-in fridge and freezer, built-in larder unit with pull out drawers, built-in dishwasher, TV point, air conditioning unit, part tiled walls, tiled floor, part wood panel walling, under floor heating.

#### **Utility Room** 15' 8" x 10' 7" (4.78m x 3.22m)

Measurement narrowing to 2.84 m. With double glazed French doors to the rear elevation, window shutters, sink and drainer unit with wall units and under lighting, base units with worksurface over, plumbing for washing machine, space for tumble dryer, inset ceiling spotlights, extractor fan, tiled floor, under floor heating, part tiled walls, radiator, internal door to garage.



**Ground Floor Shower Room** 6' 11" x 5' 9" (2.11m x 1.75m)

With double glazed window to the side elevation, shower cubicle with overhead rainforest shower and handheld shower, pedestal wash hand basin, low-level WC, part tiled walls, inset ceiling spotlights, extractor fan, tiled floor, underfloor heating.

**First Floor Galleried Landing**

With oak staircase and bannister, double glazed window to the front elevation, window shutters, stairs to second floor, part wood panelled walls, inset ceiling spotlights, radiator.

**Principal Bedroom** 15' 11" x 9' 7" (4.86m x 2.93m)

With double glazed window to the front elevation, window shutters, inset ceiling spotlights, air conditioning unit, part wood panelled walls, TV point, radiator.

**En-Suite Shower Room** 9' 8" x 3' 10" (2.94m x 1.18m)

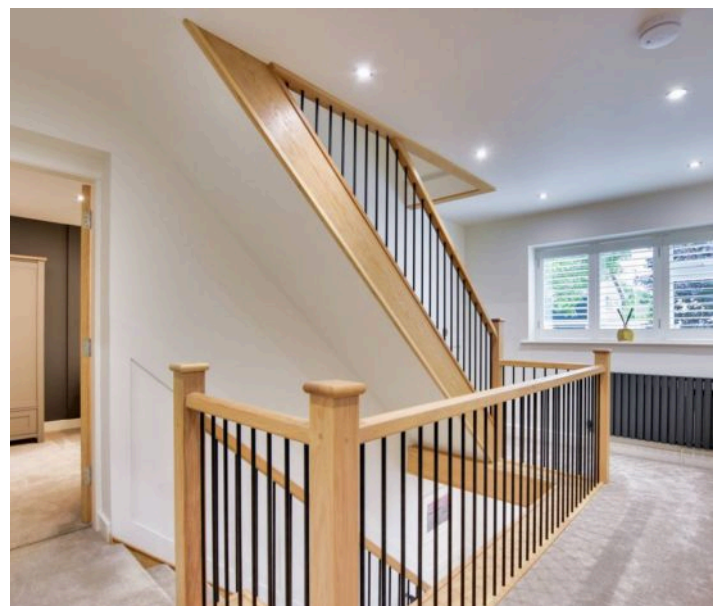
With double glazed window to the rear elevation, walk-in shower cubicle with overhead rainforest shower and handheld shower, twin wash hand basins with vanity unit below, low-level WC, full length mirror, tiled walls, tiled floor, extractor fan, heated towel rail.

**Bedroom Two** 16' 9" x 12' 0" (5.11m x 3.65m)

With double glazed window to the rear elevation, window shutters, inset ceiling spotlights, radiator.

**En-Suite Shower Room** 7' 3" x 3' 3" (2.22m x 0.99m)

With shower cubicle having overhead rain forest shower and handheld shower, low-level WC, wash hand basin, extractor fan, tiled floor, part tiled walls, heated towel rail.



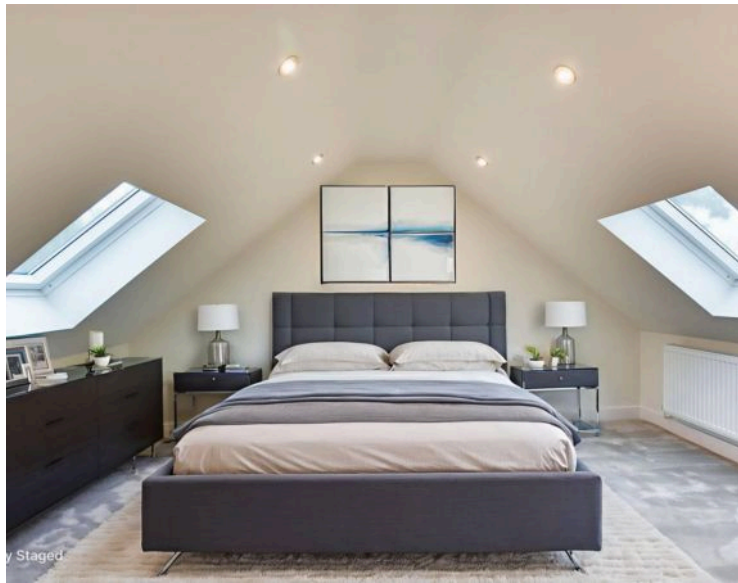












### **Bedroom Three** 11' 11" x 11' 9" (3.64m x 3.57m)

With double glazed window to the front elevation, window shutters, inset ceiling spotlights, radiator.

### **Family Bathroom** 13' 5" x 8' 4" (4.08m x 2.54m)

Measurement narrowing to 1.97 m. With double glazed window to the rear elevation, inset ceiling spotlights, bath with mixer tap shower attachment, separate walk-in shower cubicle with overhead rainforest shower and handheld shower, built-in shelf, part tiled walls, tiled floor, twin wash hand basins with two mirrors over, two shaver points, extractor fan, heated towel rail.

### **Second Floor Landing**

With inset ceiling spotlights.

### **Bedroom Four** 13' 6" x 10' 6" (4.11m x 3.21m)

With skylight windows to the side elevations, inset ceiling spotlights, radiator.

### **Bedroom Five** 13' 10" x 10' 1" (4.21m x 3.07m)

With skylight window to the front elevation, inset ceiling spotlight, radiator.

### **Bedroom Six** 13' 10" x 10' 5" (4.22m x 3.17m)

With skylight windows to the front and rear elevations, inset ceiling spotlights, radiator.

### **Bathroom** 7' 3" x 6' 10" (2.21m x 2.09m)

With skylight window to the front elevation, bath with mixer tap shower attachment, wash hand basin, low-level WC, tiled floor, part tiled walls, extractor fan, heated chrome towel rail.

### **Rear Garden**

Landscaped rear garden with paved patio seating area, steps leading down to a further paved seating area with built-in metal pergola, further steps to AstroTurf lawn, fencing to perimeter, a range of built-in lighting and wall lighting, gate to side access.

### **Garage** 4.66 m x 3.06 m.

With electric remote controlled roll up door to the front elevation, wall-mounted boiler, Megaflow system (limited length due to Megaflow system).

### **Driveway** 3 vehicles

Tarmac driveway providing off road parking with wall lighting.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

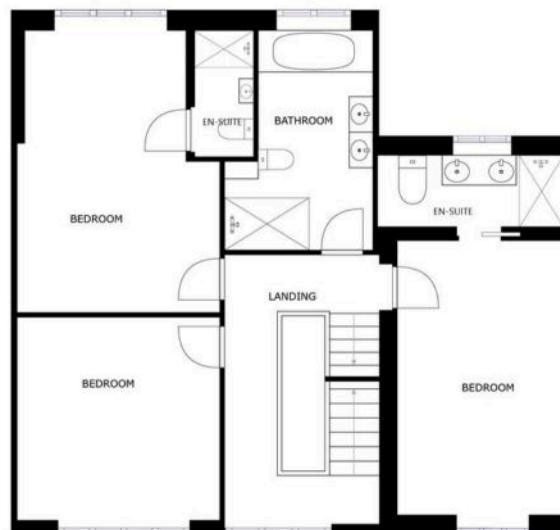
Disclaimer:

A couple of the bedroom images shown are generated using AI technology and are for visual purposes only.



FLOOR 1

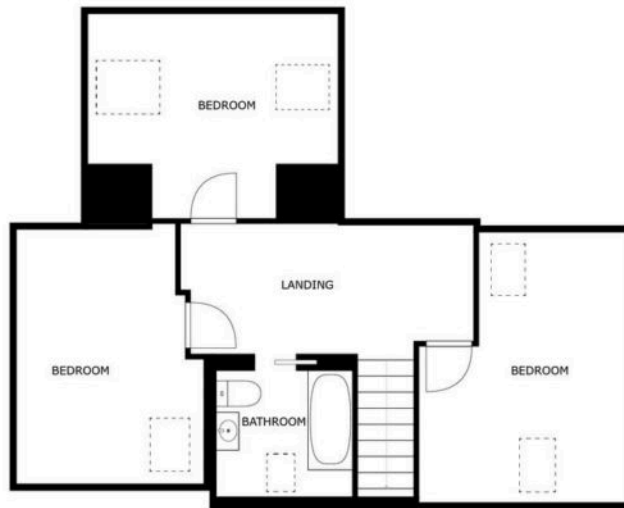
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 3

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The property is ideally situated for Oadby's highly regarded schools and benefits from nearby bus links into Leicester City Centre, with its professional quarters and train station. A wide range of amenities are available along The Parade in Oadby Town Centre, including three mainstream supermarkets. Leisure and recreational facilities such as Leicester Racecourse, the University of Leicester Botanic Gardens, Parklands Leisure Centre, and Glen Gorse Golf Club are also close by.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

**We'll keep you moving...**



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