



## Fenton Close, Oadby

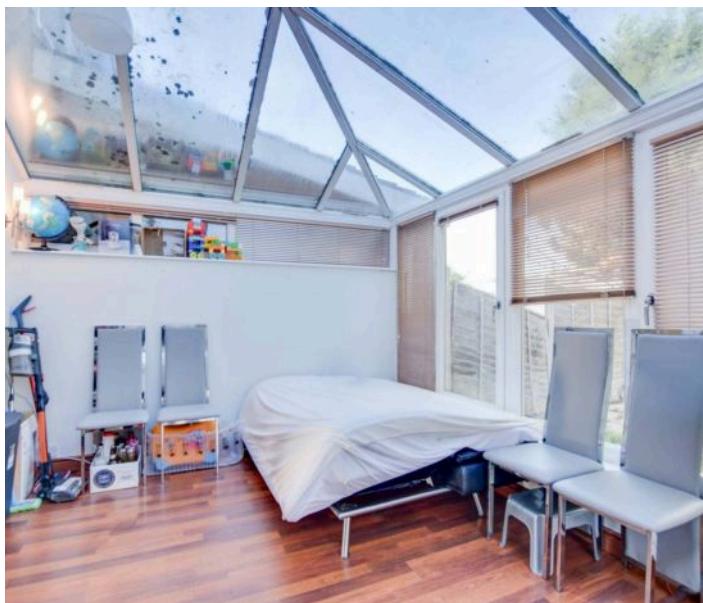
Offers Over £375,000

A spacious four-bedroom home offering flexible ground and first-floor living, a lounge diner, conservatory, three washrooms, driveway parking, double garage and lawned rear garden. NO UPWARD CHAIN



0116 271 3333





### **Entrance Porch**

6' 2" x 4' 6" (1.89m x 1.38m)

A welcoming entrance space with a double glazed window to the side elevation and laminate flooring.

### **Lounge Dining Room**

19' 11" x 12' 1" (6.07m x 3.69m)

A generous through lounge diner with a double glazed window to the front elevation, inset ceiling spotlights and laminate flooring. This room includes stairs to the first floor, a storage cupboard and two radiators.

### **Kitchen**

12' 11" x 9' 9" (3.94m x 2.96m)

Located at the rear of the property, the kitchen features a double glazed window, double glazed side door, stainless steel sink and drainer unit, fitted wall and base units with work surfaces over, built-in oven, gas hob with stainless steel chimney hood, plumbing for dishwasher and washing machine, and a radiator.

### **Conservatory**

13' 10" x 10' 7" (4.21m x 3.22m)

A bright additional living space with double glazed doors opening to the rear garden and a double glazed window overlooking the garden.



#### **Bedroom Four – Ground Floor**

7' 11" x 7' 7" (2.42m x 2.30m)

A ground floor bedroom with a double glazed window to the side elevation and a radiator.

#### **Ground Floor Shower Room**

7' 8" x 5' 0" (2.34m x 1.53m)

Fitted with a tiled shower cubicle, wash hand basin, low-level WC, tiled floor, inset ceiling spotlights, extractor fan and a double glazed window.

#### **First Floor Landing**

Provides loft access and houses the boiler within a built-in cupboard. Includes inset ceiling spotlights.

#### **Bedroom One**

12' 4" x 12' 2" (3.77m x 3.70m)

A well-sized double bedroom with a double glazed window to the front elevation, built-in wardrobes, inset ceiling spotlights and a radiator.



#### **En-suite Shower Room**

6' 8" x 5' 0" (2.04m x 1.53m)

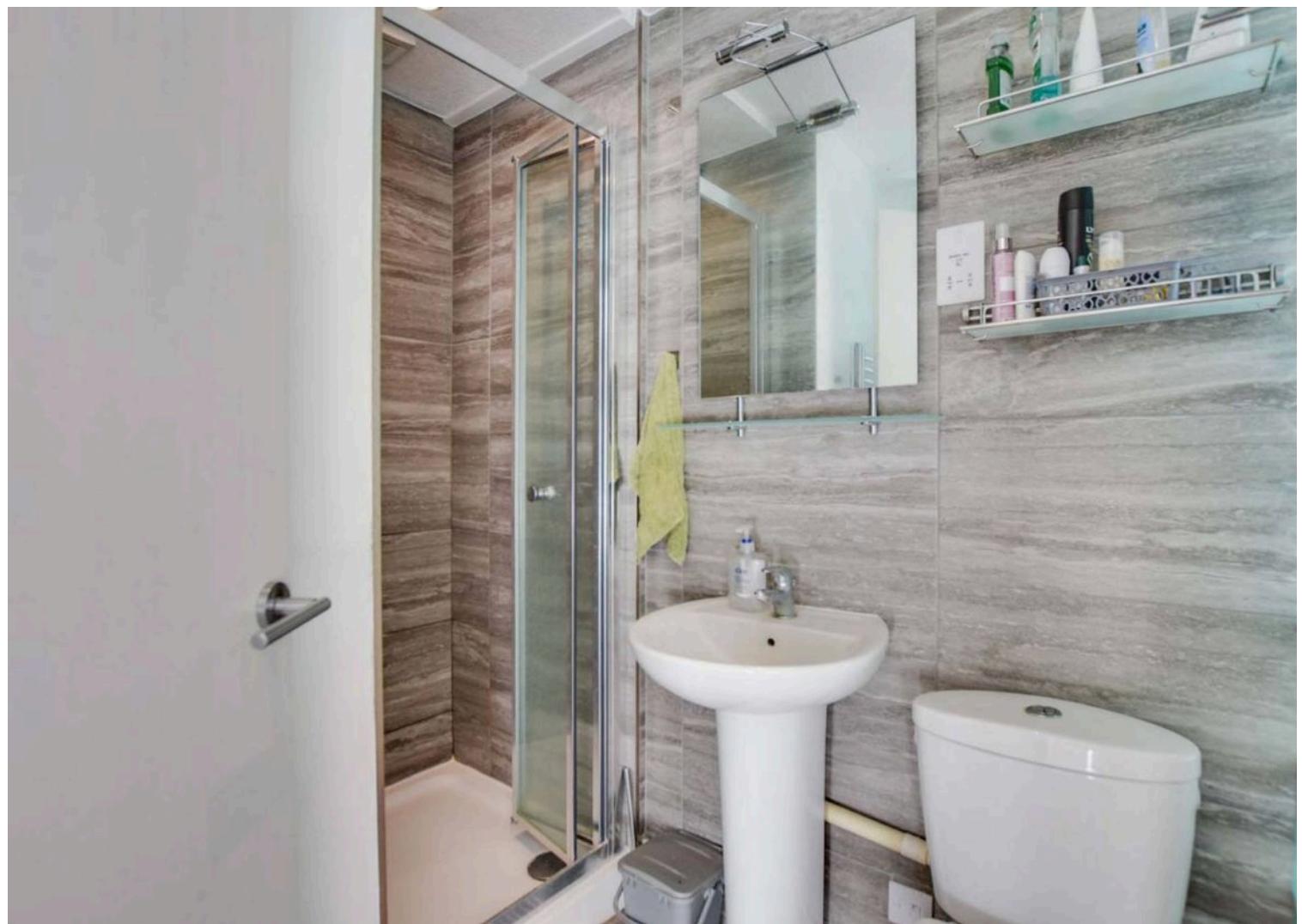
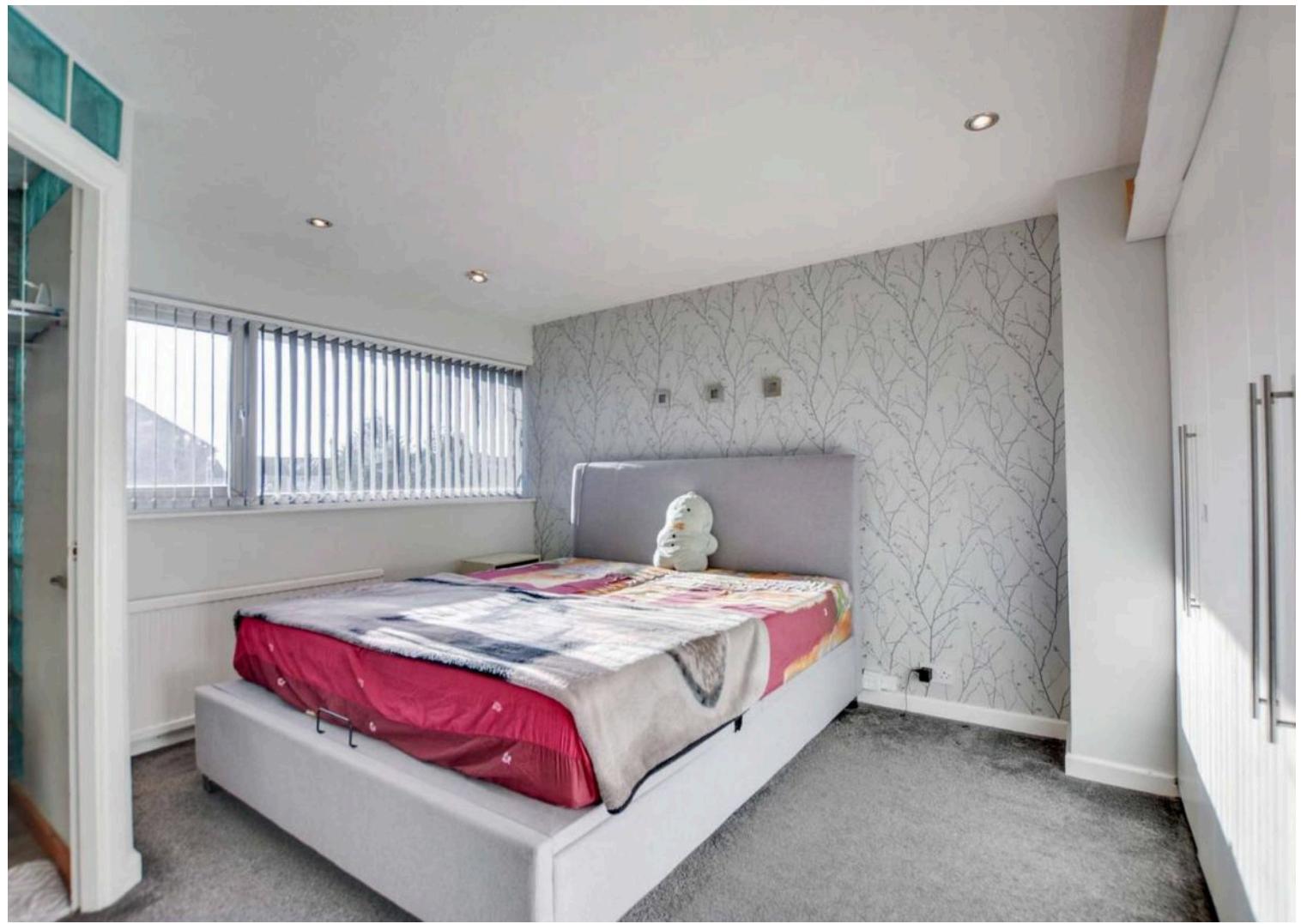
Includes a tiled shower cubicle, wash hand basin, low-level WC, tiled walls, heated chrome towel rail, inset ceiling spotlights and a shaver point.

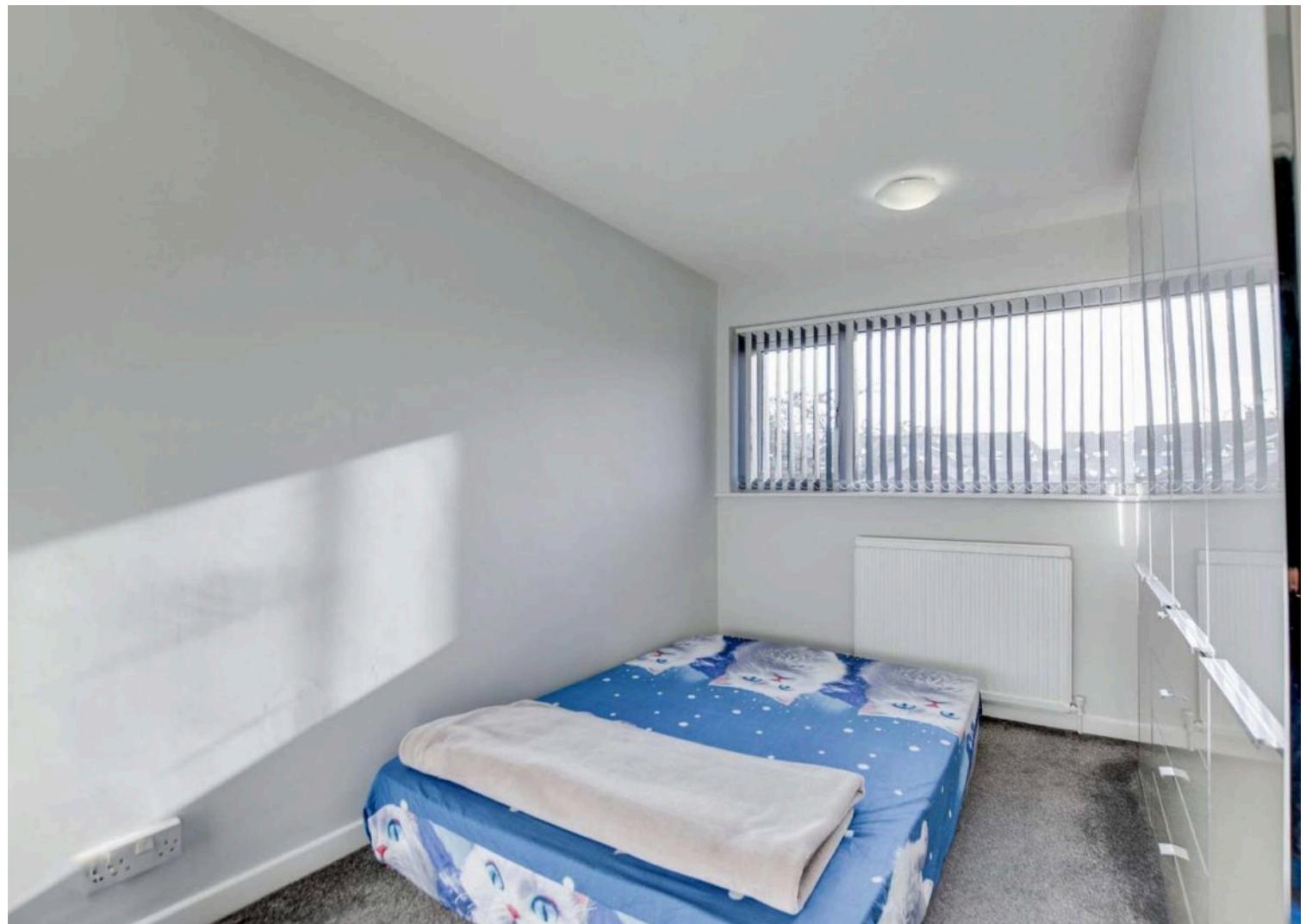
#### **Bedroom Two**

11' 7" x 8' 7" (3.53m x 2.61m)

With a double glazed window to the front elevation and a radiator.









### **Bedroom Three**

12' 8" x 6' 0" (3.87m x 1.82m)

With a double glazed window to the rear elevation and a radiator.

### **Bathroom**

8' 5" x 8' 3" (2.56m x 2.51m)

A family bathroom with double glazed windows to the rear and side elevations, bath, separate shower cubicle, wash hand basin, low-level WC, tiled flooring and a heated chrome ladder towel rail.

### **Rear Garden**

Includes a paved patio area to the rear and side, a lawn, fenced boundaries, a shed and side access.

### **Garage**

Measuring 5.16m x 5.15m. A double-width garage with power and lighting. Please note: only one front door is operational, giving single-door access.

### **Driveway**



GROSS INTERNAL AREA  
 FLOOR 1 616 sq.ft. FLOOR 2 511 sq.ft.  
 EXCLUDED AREAS : SUN ROOM 164 sq.ft.  
 TOTAL : 1,127 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport®



FLOOR 2

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Oadby is one of Leicester's most sought-after suburban locations, known for its welcoming feel, green spaces and easy access to everyday amenities. The area offers a good mix of residential streets, local shops and popular schooling options, making it a consistent favourite with families, downsizers and commuters alike. At the heart of Oadby is The Parade, home to cafés, restaurants, independent retailers and essential services. Nearby supermarkets, including the long-established Asda and Sainsbury's, make day-to-day shopping simple. The area is also well known for its open spaces. Brocks Hill Country Park offers walking trails, wildlife areas and family-friendly outdoor activities, while the neighbouring Oadby Wigston Pools and Fitness Centre provides a wide range of leisure facilities. For sports fans, Leicester Racecourse sits on the edge of the town and hosts events throughout the year. Schooling is a key draw. Oadby is served by several well-regarded primary and secondary schools, along with easy access to Leicester High School for Girls and the Leicester Grammar School Trust facilities just outside the area. Commuters benefit from good transport links into Leicester city centre and towards the M1 and M69, while regular bus services make travel straightforward for those who prefer to leave the car at home. Overall, Oadby offers a balanced lifestyle: suburban living with strong community spirit, plenty of amenities, and green spaces right on the doorstep.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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