



Weston Rise, Oadby

Offers Over £450,000 Freehold

A four-bedroom detached home in Oadby with a driveway, a garage and a private rear garden. Well-presented throughout with en-suite, spacious kitchen/diner and excellent local school catchment.





Entrance Hall

A welcoming entrance featuring high-quality laminate flooring, a front door, a radiator, an understairs cupboard with boiler and space for a washing machine and tumble dryer, and stairs leading to the first floor.

Downstairs WC

4' 11" x 4' 10" (1.50m x 1.48m)

Comprising a low-level WC, a compact wash hand basin with a tiled splashback, and laminate flooring.

Living Room

15' 1" x 10' 10" (4.60m x 3.30m)

Features a double-glazed window to the front elevation, carpeting, a Feature HD wall display with shelving and electric fire display, and a radiator.

Kitchen

20' 3" x 9' 4" (6.18m x 2.85m)

With a double-glazed window to the rear elevation and double-glazed French doors to the rear elevation. Equipped with a range of contemporary wall and base units, an inset double oven, a gas hob with an extractor fan above, an integrated fridge-freezer, a dishwasher, vinyl flooring, and two radiators.

First Floor Landing

With a double-glazed window to the side elevation and carpeting.





Bedroom One

12' 6" x 8' 6" (3.82m x 2.58m)

Double bedroom with a double-glazed window to the rear elevation, fitted wardrobes and a radiator

En-Suite

7' 9" x 4' 9" (2.36m x 1.44m)

With a double-glazed window to the rear elevation, tiled flooring, a walk-in shower cubicle, Party tiled walls, a wash hand basin, a WC, and a radiator.

Bedroom Two

11' 9" x 8' 0" (3.57m x 2.43m)

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

Bedroom Three

10' 4" x 6' 8" (3.14m x 2.02m)

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

Bedroom Four

8' 4" x 7' 6" (2.55m x 2.28m)

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

Bathroom

8' 5" x 6' 11" (2.56m x 2.12m)

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









Front Garden

With lawn and plants.

Rear Garden

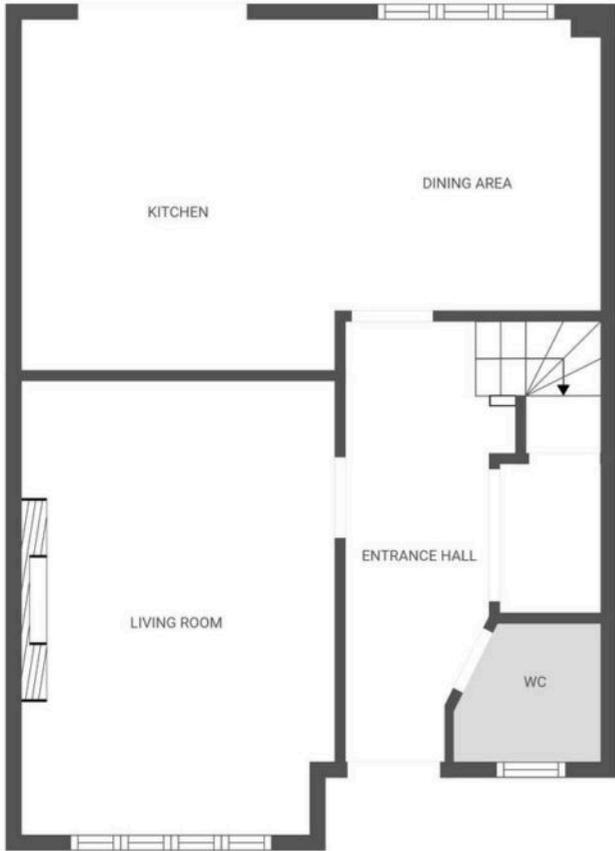
With lawn, slabber patio seating area, and side gate access.

Driveway

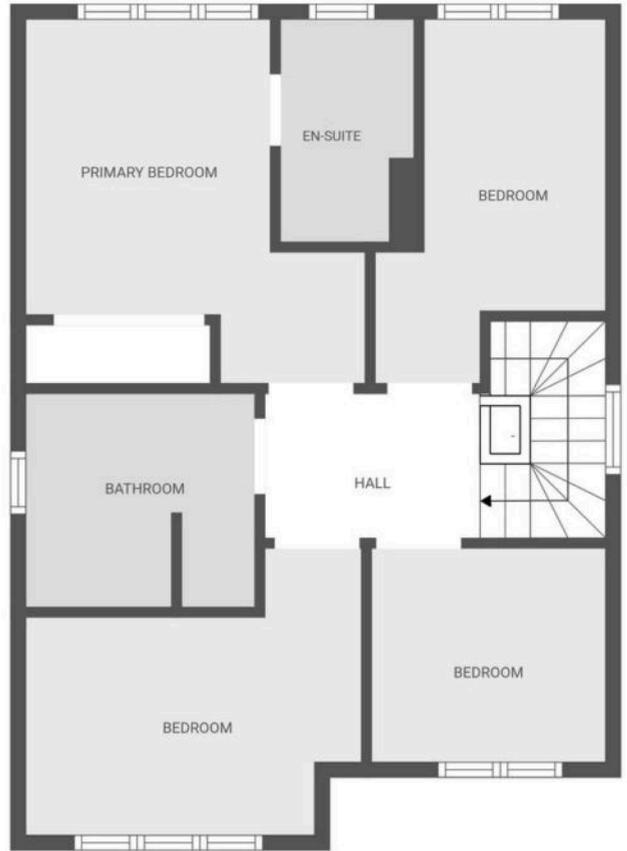
Tandem driveway for approx 2 vehicles.

Garage

Single garage with up-and-over door.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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