



49 Wych Elm Road, Leicester, LE2 4EF

Offers in excess of £325,000



Nestled in the tranquil Blackthorn Manor estate, this beautifully refurbished Three Bedroom Semi Detached house on Wych Elm Road in Oadby, Leicester, presents an exceptional opportunity.

The property boasts two inviting reception rooms, newly refurbished modern kitchen diner. With three generous bedrooms, including one with an ensuite and family bathroom, all newly renovated, this residence offers ample living space for the entire family.

In addition to the stylish interiors, the property provides off-street parking for up to three vehicles and secure garage. Beautifully maintained front and rear gardens.

Offered with approved planning permission to further develop this already generous property with a double storey rear extension enabling a 4th bedroom with dressing area and further living space to ground floor. Drawings available upon request.

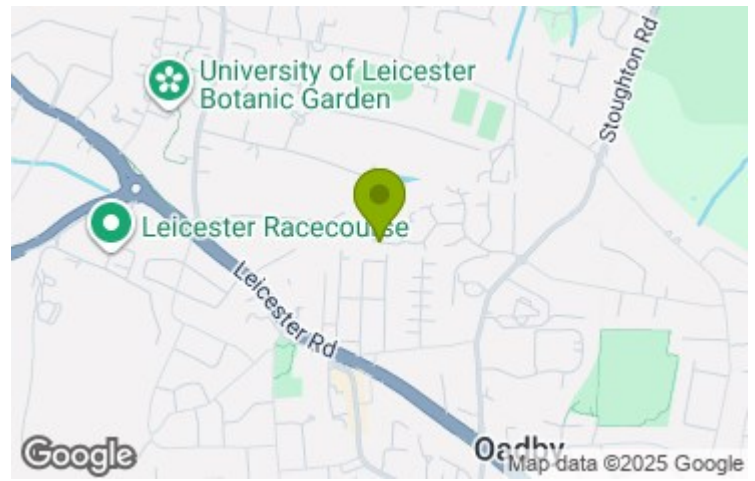
Set within a peaceful cul de sac, this house combines modern living with a sense of community. Its prime location in Oadby allows for easy access to local amenities, highly regarded schools, and parks, making it an ideal choice for those seeking a balanced lifestyle. This property is not just a house; it is a place to create lasting memories. Don't miss the chance to make it your home.

Call Set To Let Estate Agents to arrange a viewing.

- Blackthorn Manor, Oadby
- Three Bedroom Family Home
- Semi Detached Property
- Completely Refurbished in Excellent Condition
- Beautifully Presented
- Garage - Off Street Parking
- Near Excellent Schools
- Call Set To Let Estate Agents
- Planning Permission Approved
- Further Development Opportunity

Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



3 BEDROOM SEMI DETACHED PROPERTY
 TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, appliances and equipment shown are intended to be installed and to function as to their capability or efficiency can be given. ©2025 Settolet Ltd for permission dealt with through CML22.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.