

FLOOR PLAN

DIMENSIONS

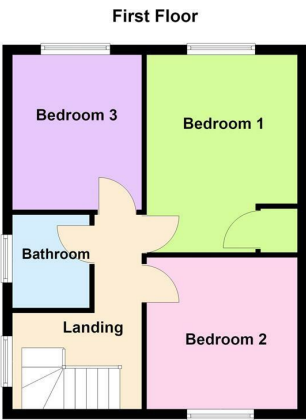
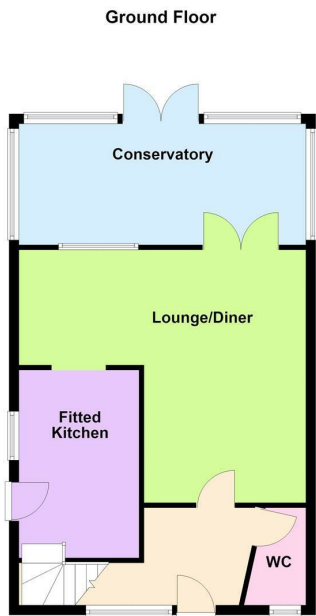
- Entrance Hall**
- Lounge Diner**
17'0 x 19'24 (max into the dining area) (5.18m x 5.79m (max into the dining area))
- Kitchen**
12'06 x 7'8 (3.81m x 2.34m)
- Downstairs Cloakroom**
4'1 x 2'9 (1.24m x 0.84m)
- Conservatory**
17'6 x 8'0 (5.33m x 2.44m)

Bedroom One
13'2 x 10'2 (4.01m x 3.10m)

Bedroom Two
10'2 x 10'1 (3.10m x 3.07m)

Bedroom Three
10'3 x 8'7 (3.12m x 2.62m)

Family Bathroom
6'6 x 5'4 (1.98m x 1.63m)



OVERVIEW

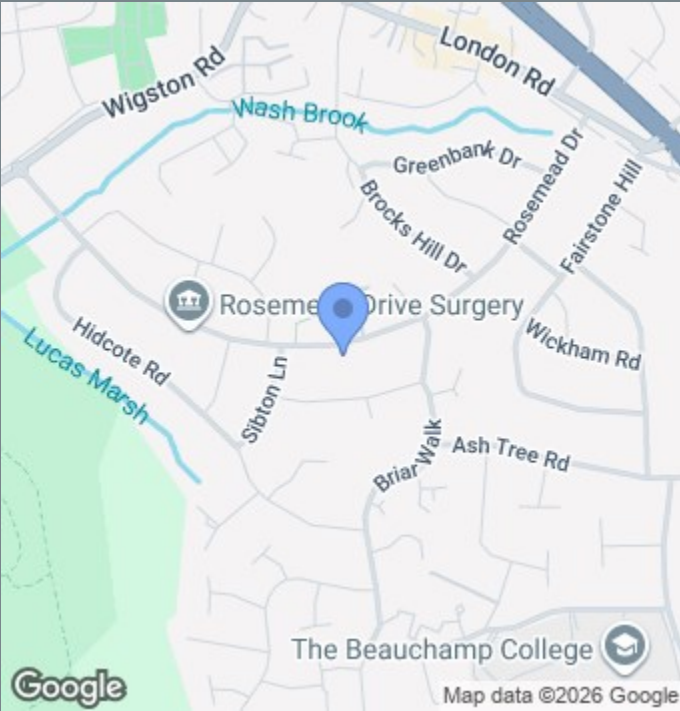
- Stylish Semi Detached Family Home
- Spacious Lounge Diner
- Fitted Kitchen
- Stunning Conservatory
- Three Good Size Bedrooms
- Modern Family Bathroom and Downstairs Cloakroom
- Mature Rear Garden With Landscaped Patio Area
- Garage - Half Converted To An Office, Driveway, Electric Car Charger
- Freehold, Council Tax Band C
- Sought After Location - Must Be Viewed

LOCATION LOCATION....

Occupying a superb position within one of Oadby's most popular residential locations, Rosemead Drive offers an exceptional lifestyle for families, professionals and those looking to enjoy a well-connected yet peaceful setting. The property is just a short distance from Oadby Town Centre, home to an excellent range of independent boutiques, caf  s, restaurants, supermarkets including Sainsbury's and Marks & Spencer Simply Food, together with a variety of everyday amenities.

Families are particularly well served, with the property falling within easy reach of a number of highly regarded schools, including the Outstanding Brooks Hill Primary School, together with Gartree High School and the ever-popular Beauchamp College, making this a highly desirable location for those looking to benefit from excellent educational opportunities.

For leisure and recreation, residents can enjoy nearby Rosemead Park, the beautiful University of Leicester Botanic Garden and Parklands Leisure Centre, which offers a swimming pool, gym and fitness facilities. Leicester Tigers' Oval Park training ground and a variety of local sports clubs are also close by, providing something for all ages.



THE INSIDE STORY

Nestled in the charming area of Oadby, Leicester, this delightful semi-detached house on Rosemead Drive offers a perfect blend of comfort and modern living. Built in 1965, the property has been thoughtfully designed to cater to contemporary needs while retaining its classic appeal.

Upon entering, you are welcomed into a spacious open plan lounge and dining room, ideal for both relaxation and entertaining. The natural light floods through, creating a warm and inviting atmosphere. Adjacent to this space is a conservatory, providing an additional area to enjoy the views of the mature rear garden, which is perfect for outdoor gatherings or simply unwinding in a tranquil setting. The fitted kitchen has an array of wall and base units, and is well-equipped, catering to all your culinary needs. A convenient downstairs cloakroom adds to the practicality of the home.

To the first floor are three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra space. The stylish bedroom has a three piece suite comprising of a bath with shower over, wash basin with vanity unit and a low level WC.

One of the unique features of this property is the half-converted garage, which has been transformed into a versatile office space, perfect for those who work from home or require a quiet area for study. The remaining garage space includes an electric door and has power and lighting. A useful car charger is an essential with anyone owning an electric car.

The rear garden is a true gardeners delight, laid to lawn with a patio area perfect for outside entertaining, with scope for anyone looking to grow their own produce. There is ample space to the side for an extension subject to planning.

To the front there is a driveway providing off road parking. Must be viewed to truly appreciate all this home has to offer.

