



28 Beech Road, Oadby, Leicester, LE2 5QL

Offers Over **£525,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



Beech Road

Oadby, Leicester

Extended four-bed detached family home in the heart of Oadby. Modernised, Stunning living kitchen/diner, flexible living, solar panels, EV charger, garden, garage, top schools, great amenities nearby.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Aprox 1,663 sq ft of flexible living accommodation
- Extended Four bedroom Detached family home
- Stylish kitchen with central island, perfect for entertaining and everyday use
- Three versatile reception rooms, including home office or playroom potential
- Stunning open-plan lounge, kitchen and dining space, ideal for modern family living
- Principal bedroom with fitted wardrobes and contemporary en-suite
- Fully owned solar panels and EV charger
- Highly sought-after cul-de-sac location in the heart of Oadby
- Private rear garden, ideal for families and outdoor entertaining
- Driveway parking and garage, close to excellent schools and local amenities

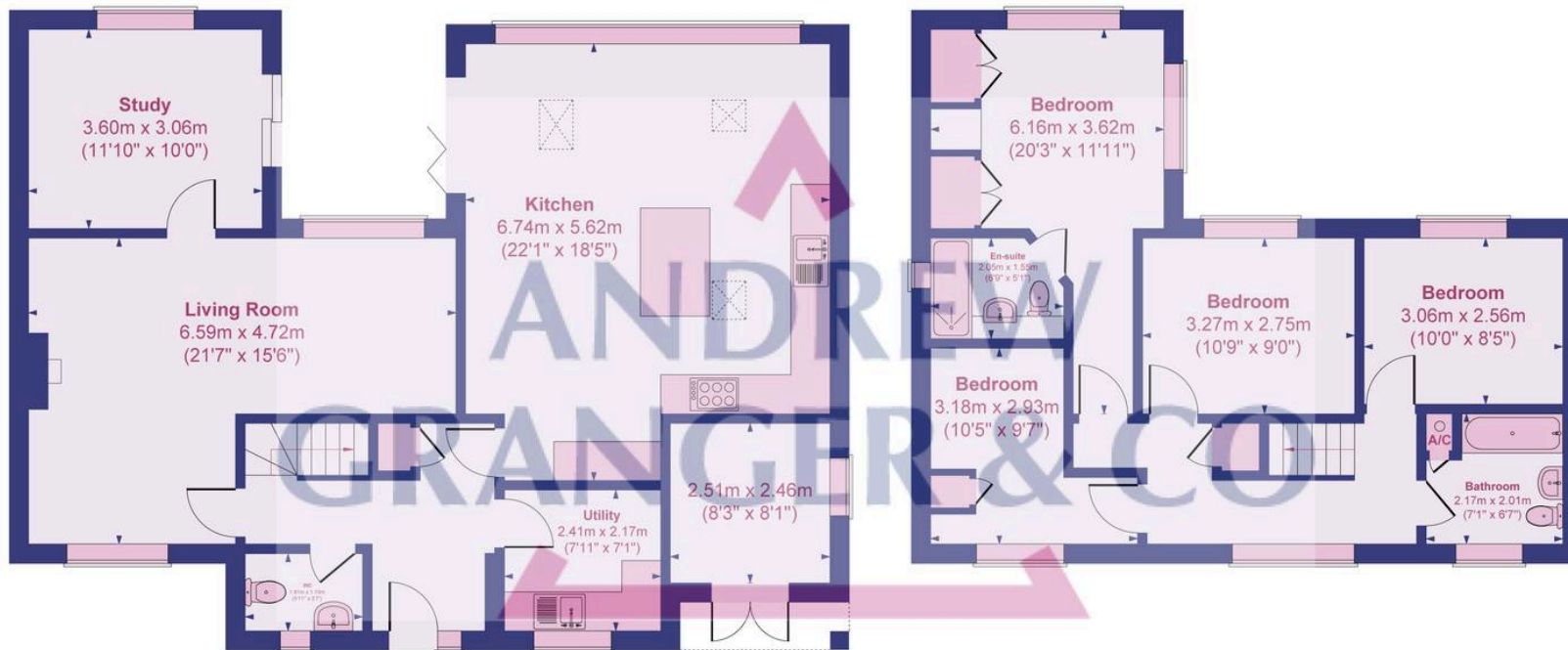








Approximate Gross Internal Area
154.5 sq. m. (1663 sq. ft.)



Ground Floor
Floor area 96.9 sq.m. (1043 sq.ft.) approx

First Floor
Floor area 57.6 sq.m. (620 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
Built Energy Surveys for Andrew Granger & Co orders@asbuilenergysurveys.co.uk

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

41c The Parade, Oadby, Leicester, LE2 5BB

01162429922 · oadbysales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk

Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.