



**Connells**

Coombe Rise  
Oadby Leicester





### Property Description

A well presented and extended four bedroom semi-detached family home, offering bright, flexible accommodation ideal for modern living and home working. Finished in excellent order throughout, the property enjoys a light, open feel and a layout that suits both family life and professional use.

The ground floor has been thoughtfully extended to create a superb open-plan living and dining space, perfect for everyday living and entertaining, with patio doors opening directly onto the rear garden. The fitted kitchen sits alongside, while the side extension provides a large dedicated office or studio space, ideal for home businesses such as hair, beauty, therapy, consulting or remote working.

Upstairs, the property offers three generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. A fourth single bedroom and a modern family bathroom complete the first floor.

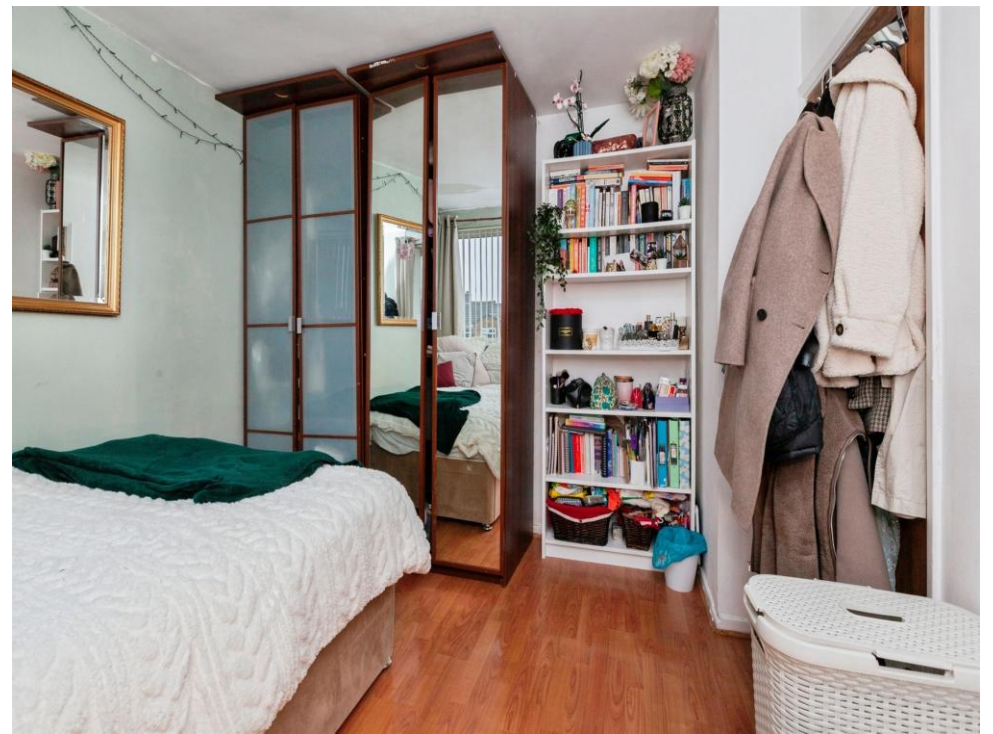
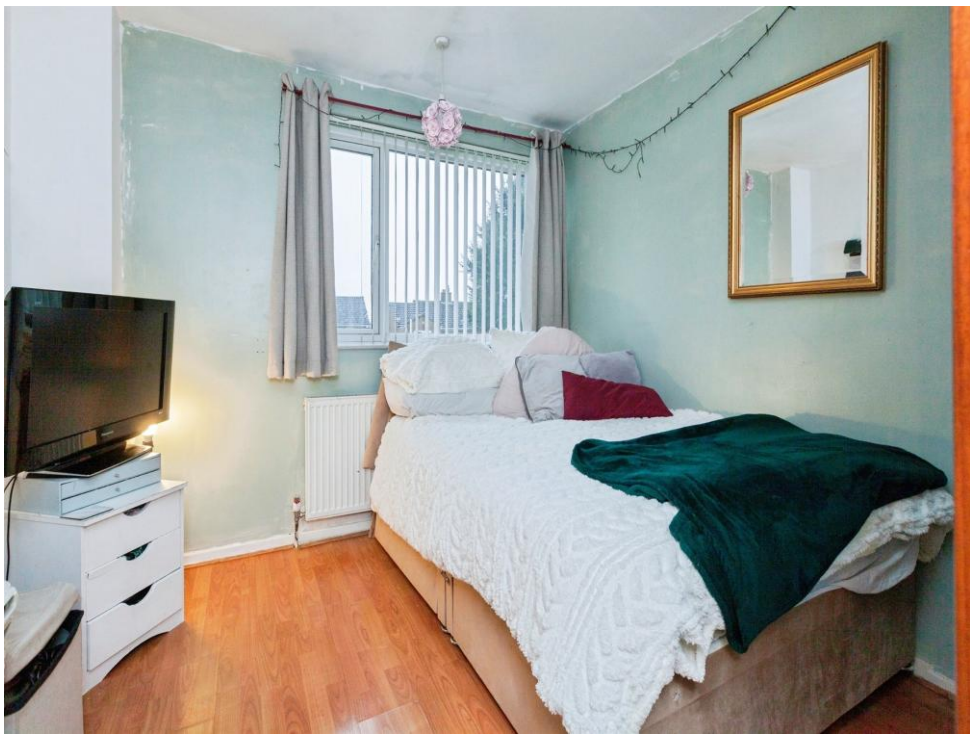
Outside, the home features a good sized rear garden with a former garage now used as a useful store room, offering further flexibility. To the front, there is off-road parking, and the property is well positioned for local schools, amenities and excellent transport links.

Combining space, versatility and a prime location, this is a fantastic opportunity for families and professionals alike.



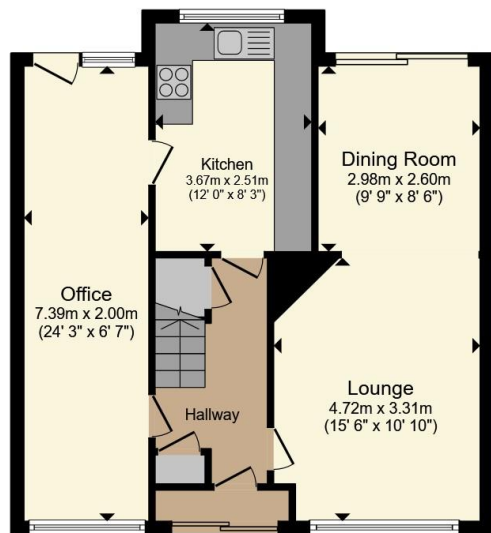




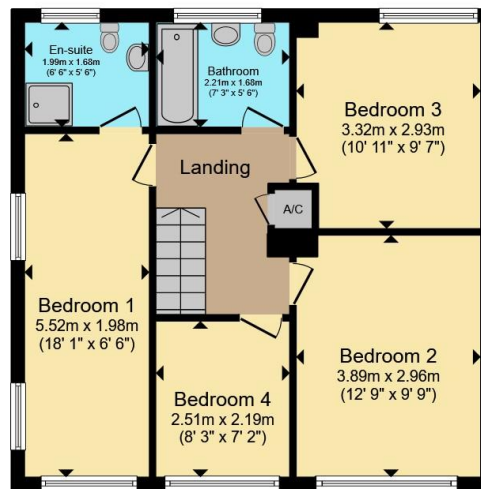




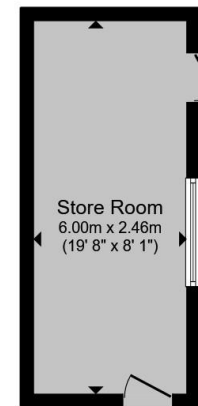




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 123.4 m<sup>2</sup> (1,328 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: Awaited  
Council Tax Band: D

Tenure: Freehold

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