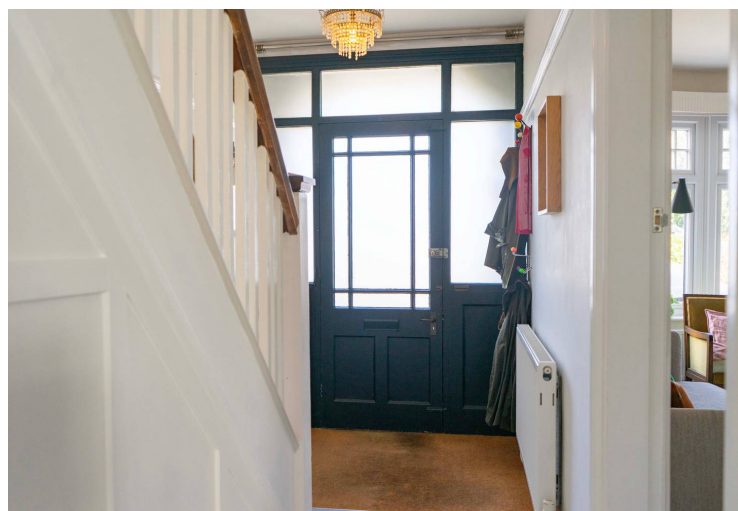
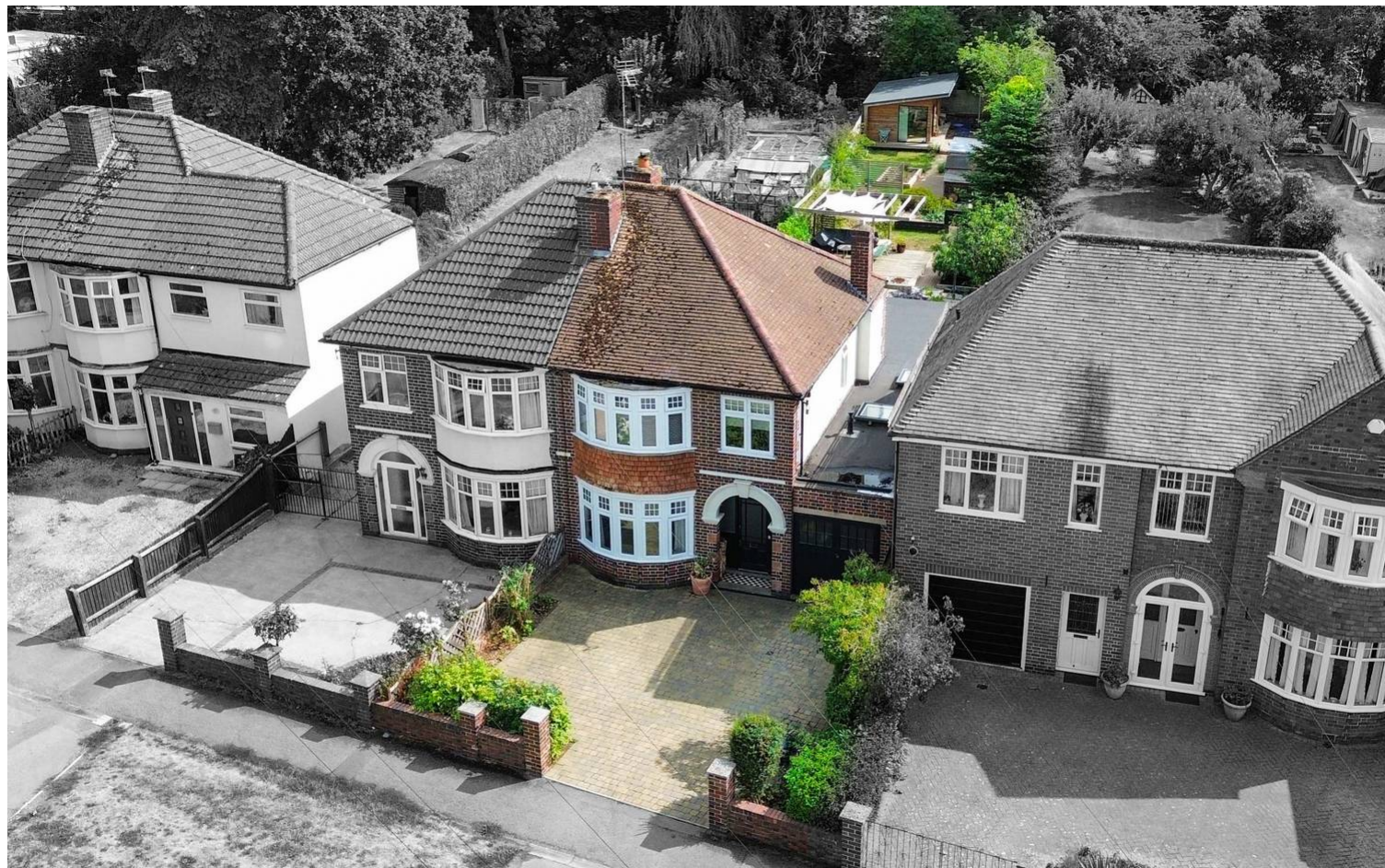




Wigston Road, Oadby

Offers Over £450,000 Freehold

Beautifully extended 4-bed period semi-detached home in Oadby. Features open-plan dining kitchen, log burner, ground floor bedroom suite, off-road parking & garden studio. Stunning throughout.





Entrance Hall

A glazed hardwood entrance door opens into a welcoming hallway, featuring ceramic tiled flooring, a useful understairs storage cupboard, radiator and staircase rising to the first-floor landing.

Reception Room One

15' 0" x 11' 1" (4.56m x 3.37m)

A bright and inviting reception room benefiting from plenty of natural light via a double-glazed bay window to the front elevation. The room features a chimney breast incorporating a flush-fitted, glazed living flame gas fire, along with a television point and radiator.

Reception Room Two

17' 6" x 12' 4" (5.33m x 3.77m)

A cosy and inviting living area featuring a chimney breast incorporating a wood-burning stove, complemented by ceramic tiled flooring, feature pendant lighting and a stylish wall-mounted radiator. An open aspect leads seamlessly through to the open-plan dining kitchen.

Open-Plan Dining Kitchen

17' 10" x 12' 6" (5.44m x 3.80m)

A stylish open-plan dining kitchen featuring double-glazed folding doors opening onto the rear garden, complemented by a skylight window allowing plenty of natural light. The kitchen is fitted with a range of contemporary gloss wall and base units with work surfaces over and a built-in sink with mixer tap. Integrated appliances include a ceramic hob, gas ring burner, double oven, microwave oven, fridge and freezer. Ceramic tiled flooring with underfloor heating and inset ceiling spotlights complete the space.



Utility Room

10' 0" x 6' 7" (3.05m x 2.00m)

A practical utility room featuring a skylight window, a range of base and wall-mounted units, double-door storage and an inset sink with mixer tap. There is plumbing for a washing machine and space for a tumble dryer, complemented by ceramic tiled flooring with underfloor heating and a door providing access to a useful storage area.

Bedroom One (Ground Floor)

13' 5" x 10' 2" (4.08m x 3.09m)

A well-presented room featuring double-glazed French doors opening onto the rear garden, built-in wardrobes, inset ceiling spotlights and a ceiling-mounted ventilation fan. Further benefits include two wall-mounted reading lights and a radiator.



Shower Room

9' 1" x 5' 2" (2.76m x 1.58m)

A stylish shower room featuring a skylight window and ceramic tiled flooring with underfloor heating. The suite includes a shower with a fitted screen and shower head, a double wash hand basin with twin mixer taps and useful storage beneath, stylish alcove shelving and a feature wall-mounted heated towel radiator.

First Floor Landing

The first-floor landing features a double-glazed window to the side elevation, picture rail and loft inspection hatch with pull-down ladder for easy access









Bedroom Two

14' 10" x 11' 1" (4.53m x 3.38m)

A spacious and well-proportioned bedroom featuring a double-glazed bay window to the front elevation, chimney breast, picture rail and radiator.

Bedroom Three

12' 6" x 9' 2" (3.80m x 2.79m)

A well-proportioned bedroom featuring a double-glazed window to the rear elevation, built-in wardrobes, chimney breast, picture rail and radiator.

Bedroom Four

7' 7" x 6' 6" (2.30m x 1.98m)

A bright bedroom featuring a double-glazed window to the front elevation and radiator.

Bathroom

7' 7" x 6' 6" (2.30m x 1.98m)

A well-appointed bathroom featuring an obscure double-glazed window to the rear elevation and ceramic tiled flooring. The suite comprises a bath with shower over and fitted shower screen, low-level WC and wash hand basin with useful storage beneath. Further features include tiled splashbacks, stylish alcove shelving and a feature wall-mounted radiator.

Studio/Outbuilding

19' 0" x 11' 0" (5.80m x 3.36m)

A versatile timber-framed outbuilding, currently utilised as an art studio and benefiting from power points and a sink. The space offers excellent flexibility and could be ideal for a variety of uses, including a garden room, recreational space, home office or crafts and hobbies area.

Rear Garden

A good-sized, mature and established rear garden offering a variety of attractive outdoor spaces, including a patio seating area leading to a decked area, well-maintained lawns and established flower beds. The garden also benefits from a timber-framed shed and a versatile purpose-built studio.

Driveway

Paved driveway with space for approximately 2-3 vehicles, with the addition of further off-road parking between the road and driveway





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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

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