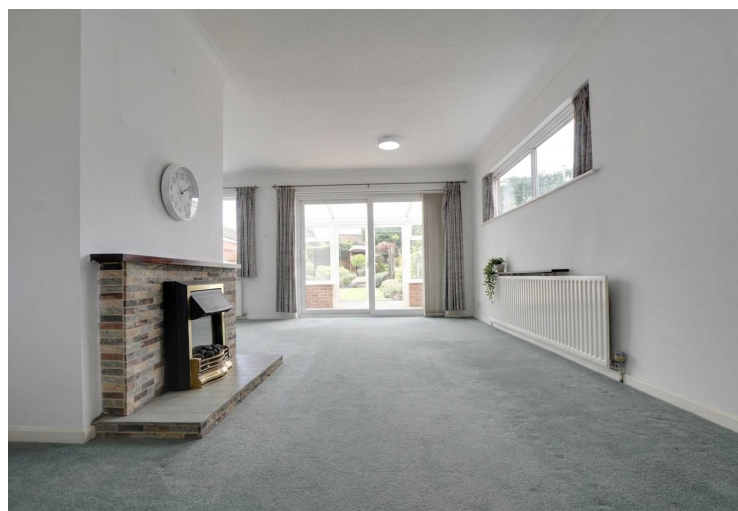




## Gorse Lane, Oadby

£380,000 Freehold

An extended three-bedroom detached home on the prestigious Gorse Lane, Oadby. Boasting a conservatory, countryside views, a garage, and excellent upgrade potential with no upward chain.





#### **Double Glazed Porch**

Provides access to the hallway, covered storage area and garage side-door; features an additional double-glazed door providing side passage to the rear garden.

#### **Entrance Hall**

Glazed window to front elevation, access to the ground floor WC/cloaks, stairs providing access to the first-floor landing, and a radiator.

#### **L-Shaped Lounge / Diner**

18' 10" x 10' 10" (5.75m x 3.30m)

(Plus 3m x 2.84m) Features double-glazed windows to the side and rear elevations, double-glazed sliding patio doors to the conservatory, an electric fire with a tiled surround and hearth, a television point, two radiators, and access to the kitchen.

#### **Kitchen**

12' 4" x 7' 10" (3.76m x 2.39m)

Double-glazed window to side elevation, range of base and wall units with wood-effect roll-edge wood work surfaces, stainless steel sink/drainage with mixer tap, tiled splashbacks, space for a free-standing oven/hob with extractor over, large under-stairs cupboard/pantry, and a double-glazed door to the external side.

#### **Double Glazed Conservatory**

10' 2" x 7' 7" (3.10m x 2.30m)

Boasts plenty of natural light, double-glazed windows to the side and rear elevations, and double-glazed doors to the rear garden.



#### **Downstairs WC & Cloakroom**

3' 5" x 3' 4" (1.05m x 1.02m)

Double-glazed window to front elevation, low-level WC.

#### **First Floor Landing**

Double-glazed window to side elevation.

#### **Bedroom One**

11' 3" x 10' 6" (3.44m x 3.21m)

Double-glazed window to rear elevation, built-in wardrobes, and a radiator.

#### **Bedroom Two**

11' 8" x 10' 6" (3.56m x 3.20m)

Double-glazed window to front elevation, built-in wardrobes, and a radiator.

#### **Bedroom Three**

9' 3" x 8' 5" (2.83m x 2.57m)

Double-glazed window to the rear elevation and a radiator.

#### **Shower Room**

6' 11" x 5' 6" (2.10m x 1.67m)

Obscure double-glazed window to side elevation, corner shower with shower screen, low-level WC, wash hand basin, marble-effect splashbacks, and a chrome wall-mounted radiator.









### **Front Garden**

A nice lawn area together with a paved driveway providing access to the garage.

### **Rear Garden**

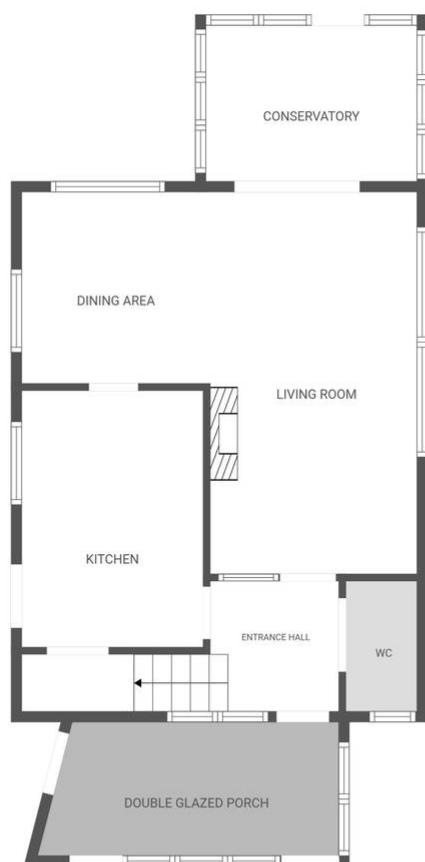
Consists of a slab patio seating area leading to a well-maintained lawn, mature/established flower beds, and well-maintained borders. Backs onto rolling countryside.

### **Driveway**

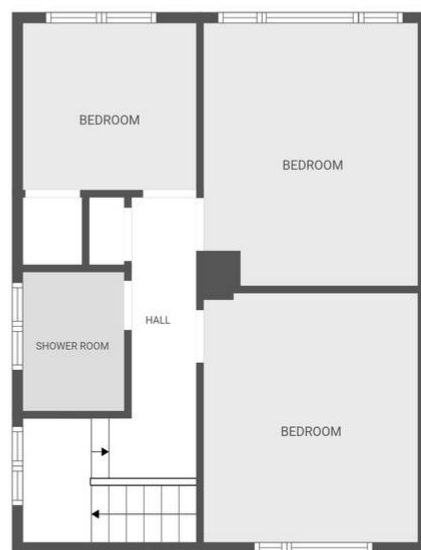
Off-road parking for at least two vehicles

### **Garage**

Garage with electronic door opening side gate to back garden



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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.