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ESTATE AGENTS

Room Sizes

Dining Room

11'4 x 11

Living Room

14'7 max x 11

Kitchen

12'4 x 6'9

Garden Room

14'3 x 6'4

First Floor Landing

Bedroom One

12'8 x 11'4

Bedroom Two

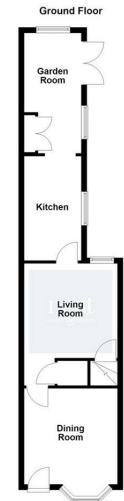
9 x 8'5

Bathroom

12'4 x 6'9

Loft Space

13'2 x 11'7



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Albion Street, Oadby, Leicester LE2 5DA

£240,000

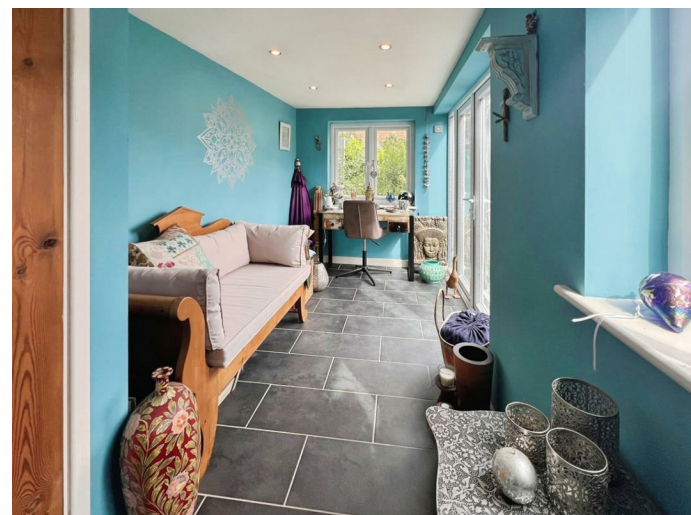
The Story Begins

- Beautiful Traditional Terrace Home
- Extended To The Rear
- Living & Dining Room
- Kitchen & Garden Room
- First Floor Landing & Bathroom
- Two Double Bedrooms
- Wonderful Loft Space
- Enclosed Rear Garden
- Awaiting Energy Rating
- Council Tax Band A & Freehold

Location Is Everything

Oadby is a highly regarded town located approximately five miles south-east of Leicester city centre. Renowned for its excellent range of highly regarded schools, the town offers an excellent selection of amenities including supermarkets, independent shops, cafés, public houses, a leisure centre, library, and medical facilities.

Well connected by regular bus services to Leicester, Market Harborough, and the surrounding areas, Oadby is also home to the Leicester Racecourse, the University of Leicester Botanical Garden, and the popular Brocks Hill Country Park, making it a fantastic location for families and professionals alike.



Inside Story

This wonderful traditional terraced home is perfectly positioned within walking distance of Oadby town centre, offering the ideal combination of character, convenience, and beautifully presented accommodation. Immaculately maintained by the current owner, this charming property is ready to move straight into and must be viewed internally to fully appreciate all it has to offer.

Entering through the front door, you are welcomed into the elegant dining room, featuring a bay window, tasteful décor, and an attractive feature fireplace with surround, creating a wonderful focal point. The living room continues the stylish presentation and offers an electric fireplace, useful storage cupboard, and access to the first floor.

The kitchen is fitted with a range of wooden base units complemented by work surfaces, a ceramic sink, integrated oven, hob and extractor hood, together with space for additional appliances. To the rear of the property is a delightful garden room, providing a versatile space ideal for relaxing, entertaining, or hobbies, with French doors opening directly onto the rear garden.

The first floor offers two generous double bedrooms and a beautifully appointed family bathroom comprising a bath, separate shower cubicle, pedestal wash hand basin, low-level WC, and heated towel rail. A separate staircase from the landing leads to the useful loft space, providing excellent additional storage.

Outside, the rear garden is a true delight, featuring mature planting, patio, paved and gravelled areas, creating an attractive and low-maintenance outdoor space to enjoy. Gated access leads to the shared side passage, adding further practicality.

Combining traditional charm with modern presentation, this delightful home is ideally suited to first-time buyers, professional couples, or those looking to downsize, while benefiting from Oadby's excellent amenities and transport links.

