



**Connells**

Gardiner View  
Oadby Leicester

# Gardiner View Oadby Leicester LE2 4UT

for sale offers over  
**£365,000**



## Property Description

Upon entering, you're welcomed by a spacious entrance hall with oak-effect flooring, spotlights, and a convenient under-stair pantry. A sleek WC features quality fixtures, tiling, and a feature mirrored wall. The dual-aspect lounge is flooded with natural light, with a bay window and tasteful décor creating the perfect space for relaxing or entertaining.

The heart of the home is the fabulous breakfast kitchen, which features shaker-style cabinetry, integrated Bosch appliances, and quartz worktops. French doors lead out to a private, sun-soaked rear garden, making it ideal for indoor-outdoor living.

Upstairs, the principal bedroom includes large mirrored wardrobes and a contemporary en-suite shower room. The second bedroom is also a double with fitted wardrobes and dual-aspect windows, while the third bedroom provides another fitted wardrobe and would be perfect as a guest room or home office. The family bathroom continues the high standard of finish, with quality fittings and Hansgrohe sanitary ware.

Externally, the home benefits from a private driveway leading to a single garage with power and lighting. The landscaped rear garden is both private and low maintenance, with a mix of patio, lawn, and gravel areas.

## Entrance Hall

Accessed via a composite door with glazed insert, inset ceiling spotlights, stairs rising to the first floor, under stair pantry, radiator and oak effect flooring.

## Guest W.C.

Inset spotlights, part tiled walls with large feature mirrored walls, fitted two piece suite with low flush WC and ceramic wall hung wash basin with chrome mixer tap over, heated towel rail and tiled flooring.

## Living Room

11' 5" x 15' 5" ( 3.48m x 4.70m )

Stylish light point and inset spotlights, dual aspect double glazed windows to front and side elevation with a feature bay window, media socket, radiator and carpet laid to floor.

## Breakfast Kitchen

15' 5" x 8' 3" ( 4.70m x 2.51m )

Inset ceiling spotlights, upgraded fitted kitchen with a range of shaker style wall and base units, Bosch integrated oven, fridge freezer and dishwasher, Quartz worktops with inset sink and drainer with mixer tap over and four ring hob with extractor hood over and quartz splashback, dual aspect double glazed windows to front and side aspects, double glazed French doors to the garden, radiator and oak effect flooring.

## Landing

Ceiling light point, timber doors to rooms and a handy airing cupboard along with loft

access via pull down ladder.

## Bedroom One

9' 1" x 8' 10" ( 2.77m x 2.69m )

Ceiling light point and inset spotlights, double glazed window to front elevation, large fitted wardrobes with mirrored sliding doors, carpet laid to floor and door to;

## Ensuite

Inset ceiling spotlights, obscure double glazed window to side elevation, part tiled walls, three piece suite with low flush WC, hand basin set within vanity unit, walk in shower with glazed sliding door and ceramic tray, heated towel rail and tiled flooring.

## Bedroom Two

11' 2" x 8' 2" ( 3.40m x 2.49m )

Ceiling light point and inset spotlights, dual aspect windows to both front and side elevations, large fitted wardrobes, radiator and carpet to floor.

## Bedroom Three

6' 10" x 11' 5" ( 2.08m x 3.48m )

Ceiling light point, double glazed window to side elevation, fitted wardrobes, radiator and carpet laid to floor.

## Family Bathroom

Inset ceiling spotlights, part tiled walls, obscure double glazed window to front elevation, three piece suite with low flush WC, ceramic basin set within vanity, panelled bath with 'Hansgrohe' sanitary ware, heated towel rail and tiled flooring.

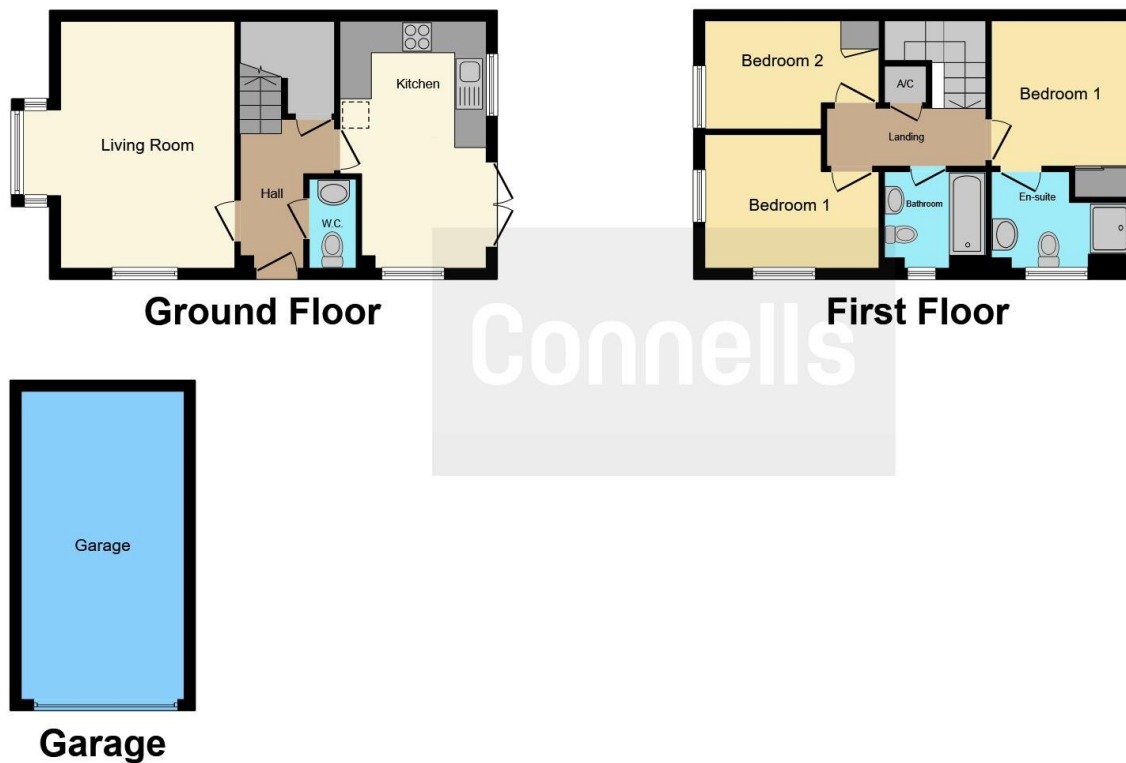
## Outside

To the front are paved steps leading to the front door bordered with pretty shrubbery and foliage. The driveway is accessed at the rear of the property and leads to the garage with up and over door, power and lighting. The garden provides privacy and sun and benefits from a paved patio and a lawn with a further stoned area. The garden is bordered by part timber and park brick boundaries.









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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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