



**Manor Road Extension, Oadby, Leicester LE2 4FF**

**Guide Price £679,000**

**Freehold**



- Spacious three bedroom detached bungalow
- Situated in the highly sought-after area of Oadby
- Rewired and newly installed gas central heating under current ownership
- Generous south-facing rear garden with vegetable plot, fruit trees and pond
- Extended kitchen diner with adjoining utility room
- Large Hallway with Snug Area
- Reception room with log burning stove
- Ample off-street parking with paved and gravel frontage
- Extensively refurbished by the current owners
- Potential for further redevelopment STPP

**Location**

Located in Oadby, this property is within close distance of Oadby Parade. For commuters, the nearby ring road provides easy access to the motorway and Fosse Park Shopping Centre and Food Court. The nearby Leicester railway station has direct links to London St Pancras International.

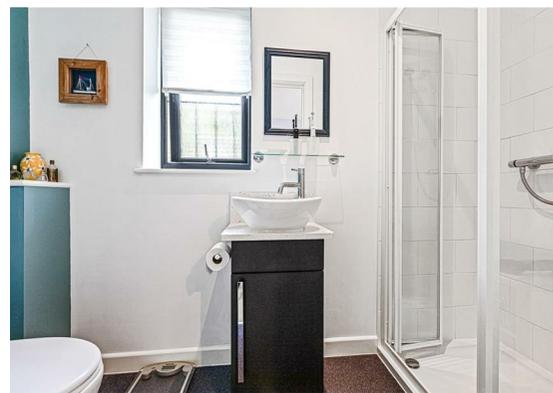


Well regarded schooling in the state sector is well catered for, in particular Brookside Primary School, Manor High School, Gartree High School and Beauchamp College, together with private schooling at the nearby Leicester High School for Girls along London Road. Leicester Grammar School and The Stoneygate School can be found in the neighbouring village of Great Glen.



The village of Oadby itself offers a wide range of local amenities including shopping facilities along The Parade, major superstores including Marks & Spencers, Sainsburys, Asda and Lidl, and a variety of sporting and social facilities found nearby. The Roger Bettles Sports Centre, The Leicestershire Golf Club, Leicester Racecourse and Oadby Parade are close by and the beautiful Botanical Gardens of the University of Leicester.





A spacious three bedroom detached bungalow situated in the highly sought-after area of Oadby, set on a good-sized plot with a well-maintained rear garden. The property has been wired and benefits from newly installed gas central heating under the current ownership, offering modern comfort and efficiency throughout.

Upon entering through a large porch, you're welcomed into a bright hallway and a cosy snug area. The layout flows seamlessly into a generous reception room with a charming log-burning stove, creating a warm and inviting atmosphere. The property also boasts an extended kitchen diner, ideal for entertaining, with an adjoining utility room and a convenient cloakroom.

The spacious master bedroom benefits from a modern en-suite, while two further well-proportioned bedrooms are served by a stylish large family bathroom. The well-thought-out layout provides excellent space, practicality, and comfort.

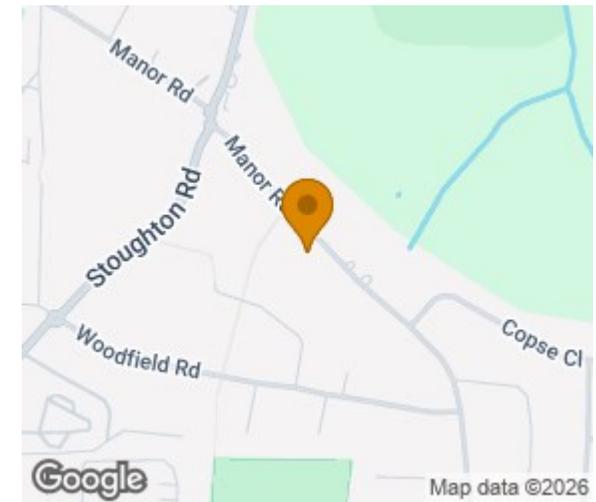
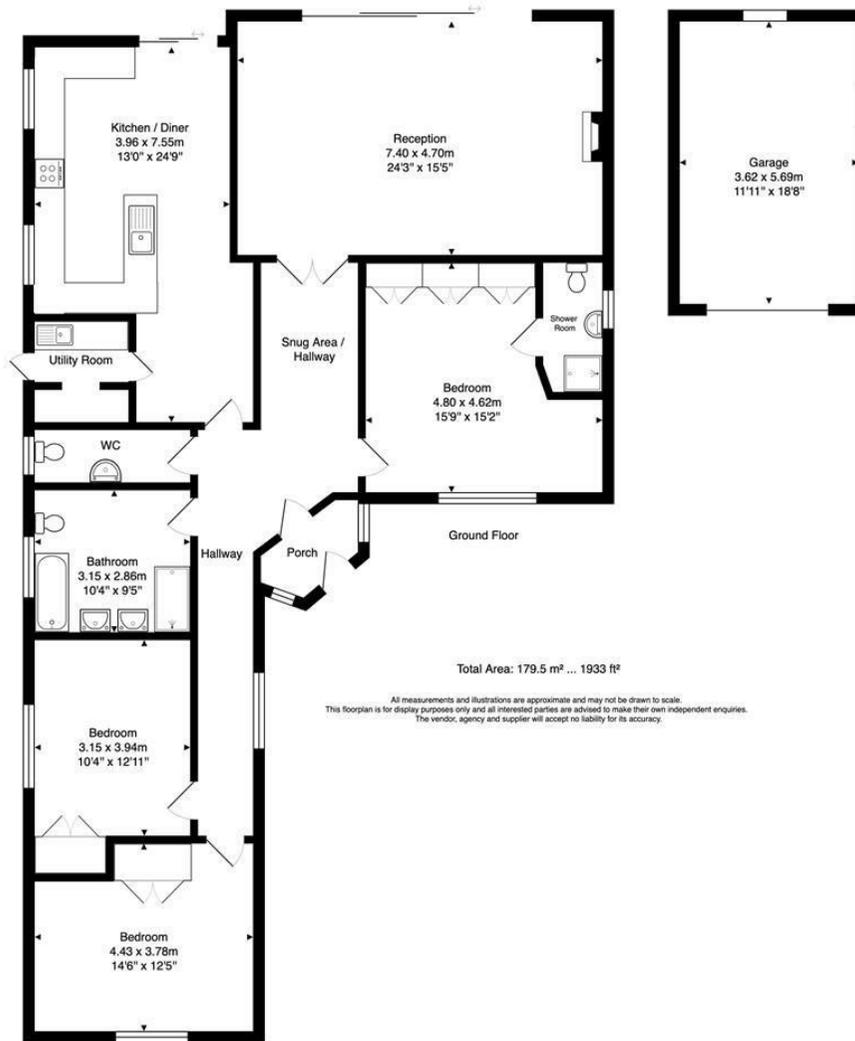


Externally, the property offers a paved and gravel frontage with ample off-street parking and a single garage with up-and-over doors accessible from both the front and rear. The south-facing rear garden is mainly laid to lawn and features a paved patio, a vegetable plot, mature fruit trees, and a tranquil pond - offering a peaceful and private outdoor setting.

**Tenure**  
Freehold

**Council Tax Band**  
Oadby & Wigston Council - Band E





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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