



**Connells**

Ledbury Close  
Oadby Leicester

# Ledbury Close Oadby Leicester LE2 4SR

for sale offers in excess of  
**£450,000**



## Property Description

Occupying an exceptional corner plot in a quiet cul-de-sac within the highly sought-after Oadby Grange, this impressive four bedroom detached family home offers spacious and flexible living throughout, along with a double garage and ample off-road parking.

The ground floor features a generous living room with a charming brick fireplace and bespoke cabinetry, a formal dining room with garden access, and a spacious breakfast kitchen with plenty of room for appliances. There's also a study, ideal for home working, a guest WC, and a welcoming entrance hall with understairs storage.

Upstairs, you'll find four well-sized bedrooms, all with built-in storage or wardrobes. The main bathroom is fitted with a bath and separate shower and houses a recently fitted combi boiler.

Externally, the property really shines with its substantial frontage, wraparound garden, and paved patio area, perfect for entertaining. The double garage with power and lighting and a large block-paved driveway provide plenty of parking. Gated access to the side leads to nearby bus stops and local amenities.

Offered in great condition with scope for further enhancement, this is a superb opportunity to purchase a well-maintained and rarely available family home in a premium location.

## Entrance Porch

UPVC Double Door to Front, Wooden Front Door leading into;

## Entrance Hall

Understairs Storage Cupboard, Radiator

## Living Room

17' 7" x 13' 6" ( 5.36m x 4.11m )

UPVC Bow Window to Front, Gas Fire, Feature Brick Chimney, Custom Built Cabinetry, Radiators

## Dining Room

12' 11" x 9' 9" ( 3.94m x 2.97m )

UPVC Sliding Door to Rear, Radiator

## Breakfast Kitchen

12' 10" x 13' 8" ( 3.91m x 4.17m )

UPVC Window to Rear, Wall & Base Units, Stainless Steel Double Sink, Gas Hob, Extractor Over, Gas Oven/Grill, Space for Fridge/Freezer, Space for Washing Machine, Space for Dishwasher, Radiator.

## Study

7' 5" x 7' 6" ( 2.26m x 2.29m )

UPVC Window to Rear, Glazed Wooden Door to Side, Custom Built Desks.

## Guest W.C.

UPVC Window to Side, Wash Hand Basin,  
Low Level WC, Radiator.

## Landing

Double Glazed Feature Painted Window to  
Side, Radiator, Loft Access.

## Bedroom One

12' 9" x 13' 6" ( 3.89m x 4.11m )

Built in Cupboard, Fitted Wardrobes, UPVC  
Windows to Front, Radiator

## Bedroom Two

10' 6" x 13' 7" ( 3.20m x 4.14m )

Built in Cupboard, Fitted Wardrobes, UPVC  
Window to Front, Radiator

## Bedroom Three

12' 10" x 7' 6" ( 3.91m x 2.29m )

Built in Cupboard, Fitted Wardrobe, UPVC  
Window to Rear, Radiator

## Bedroom Four

10' 6" x 9' 10" ( 3.20m x 3.00m )

UPVC Window to Rear, Built in Cupboards,  
Fitted Wardrobes, Radiator.

## Bathroom

Shower Cubicle, Bath, Wash Hand Basin,  
Low Level WC, Heated Towel Rail, UPVC  
Window to Rear, Airing Cupboard housing  
Combi Boiler.

## Double Garage

Light & Power, Up & Over Doors

## Front Garden

Block Paved Driveway for Multiple Cars,  
Gated Rear Access,

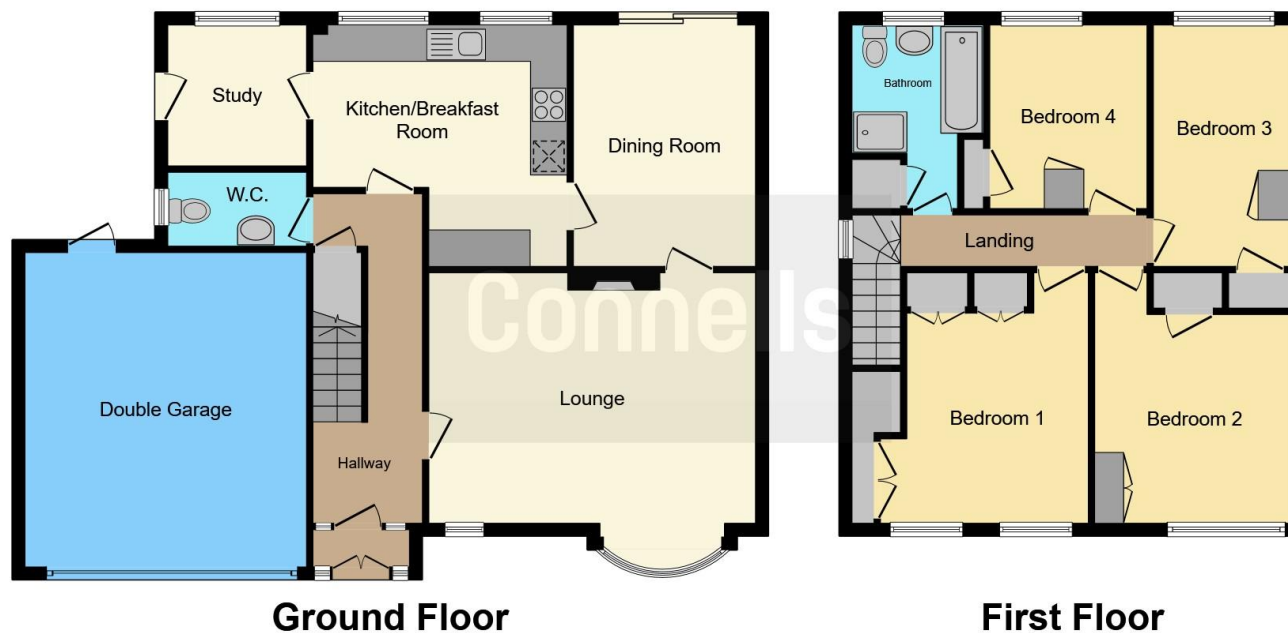
## Rear Garden

Laid to Lawn, Crazy Paving Patio, Well  
Planted Flower Beds, Enclosed by Timber  
Fencing & Brick Wall, Timber Built Shed, Side  
Access to Road for Bus Stop









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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