



Connells

Ledbury Close
Oadby Leicester



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

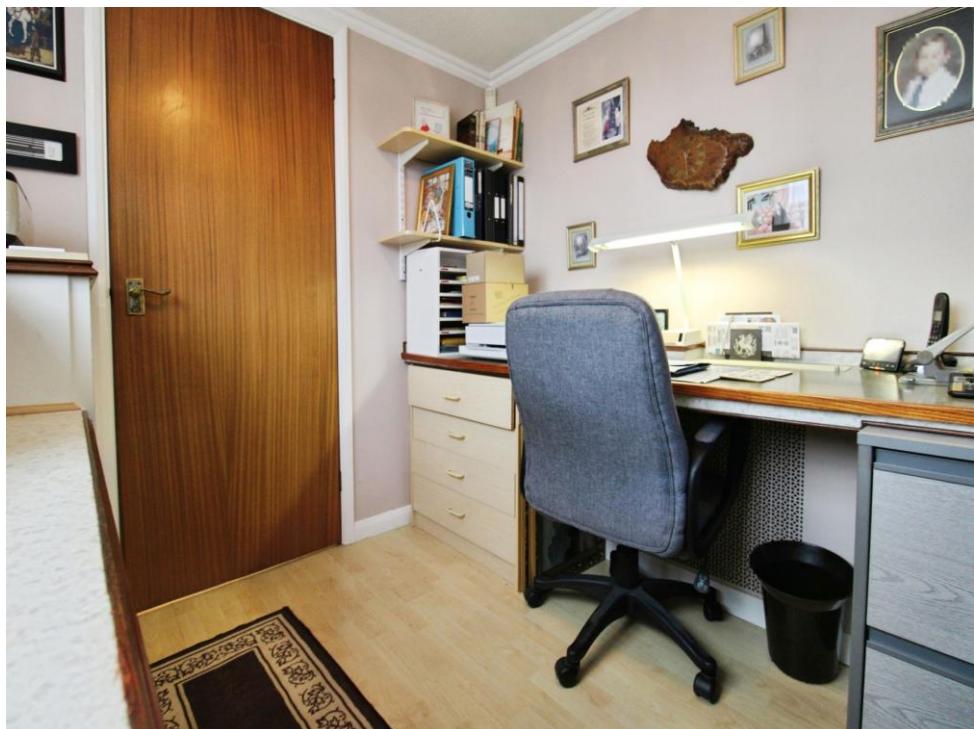
Front Garden

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

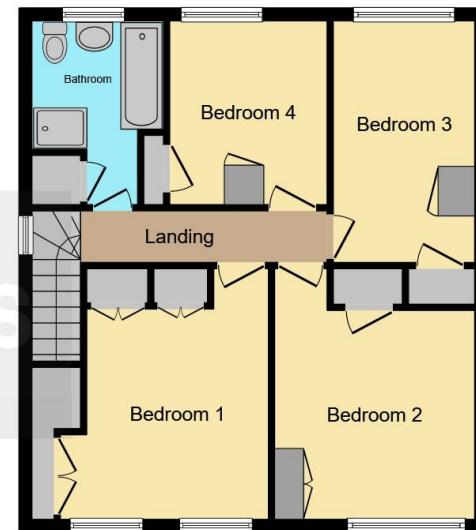








Ground Floor



First Floor

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

To view this property please contact Connells on

T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/OBY311895



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: OBY311895 - 0010