



Regent Street, Oadby

Offers in Excess of £275,000 Freehold

A beautiful double-fronted period terraced home in central Oadby, featuring 3 bedrooms, 3 reception rooms, a conservatory, downstairs bathroom, and a lovely rear garden.



0116 271 3333





Entrance Hall

Entered via a double-glazed front door with wood-effect flooring and stairs off providing access to the first-floor landing.

Reception Room One

11' 10" x 10' 11" (3.61m x 3.33m)

Light and airy reception room allowing plenty of natural light to flow through the UPVC double-glazed bay window to the front elevation. Also having wood-effect flooring, a living-flame gas fire with tiled surround and hearth, and a radiator.

Reception Room Two

15' 6" x 12' 11" (4.72m x 3.94m)

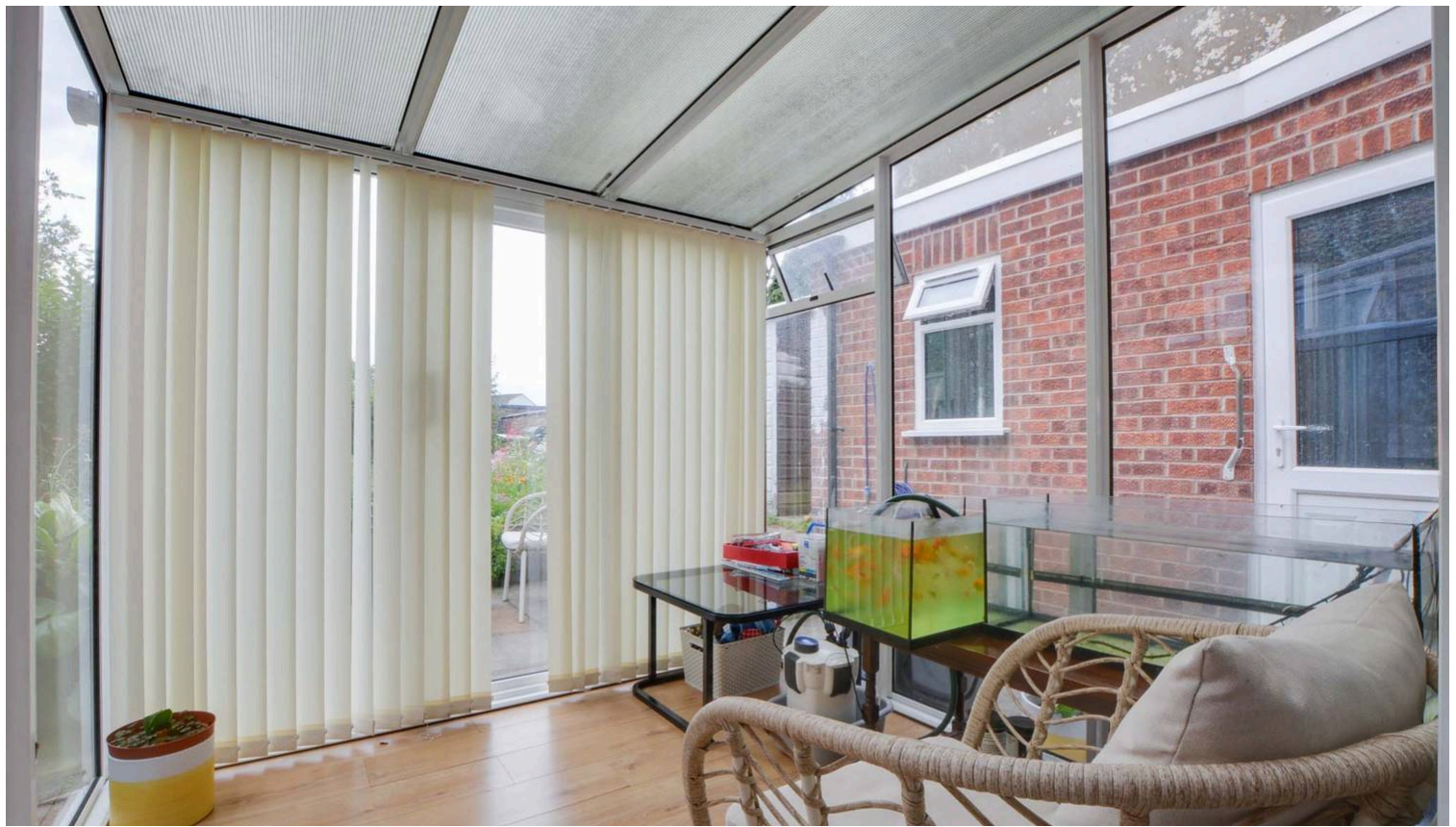
A cosy reception room having natural light flowing through the double-glazed sliding patio doors, featuring a wood-effect floor, television point, radiator, and double-glazed sliding patio doors providing views and access to the conservatory.

Reception Room Three

Having a double glazed window to the front elevation and a radiator.

Conservatory

Natural light flows through the double-glazed windows to the side and rear elevations, together with a double-glazed door providing views and access to the rear garden, and wood-effect laminate flooring.



Kitchen

10' 10" x 9' 7" (3.30m x 2.92m)

Having natural light from a double-glazed window to the rear elevation, the kitchen is fitted with a range of attractive base and wall units complemented by wood-effect laminated work surfaces. A stainless steel sink with drainer and mixer tap is incorporated into the work surface. Integrated appliances include an inset five-ring gas hob, built-in oven and extractor hood. Doors provide access to the store and the utility lobby.

Utility Lobby

Having plumbing for a washing machine and a door providing access to the garden.

Downstairs Bathroom

9' 8" x 7' 8" (2.95m x 2.34m)

Having natural light from a double glazed window to the side elevation, the bathroom is fitted with a panelled bath featuring a mixer shower tap, a low-level WC, and a wash hand basin with vanity storage beneath. Tiled splashbacks complete the room.

First Floor Landing

Upstairs we have the first-floor landing providing access to three bedrooms and also a bathroom.









Bedroom One

9' 10" x 8' 2" (3.00m x 2.49m)

Boasting plenty of natural light coming through the double-glazed window to the front elevation and also featuring built-in wardrobes, wood-effect flooring, and a radiator.

Bedroom Two

13' 1" x 9' 8" (3.99m x 2.95m)

Having natural light from a double-glazed window to the front elevation, this welcoming room features a chimney breast with a decorative fireplace, wood-effect laminated flooring, and a radiator.

Bedroom Three

9' 8" x 6' 6" (2.95m x 1.98m)

Having natural light from a double-glazed window to the rear elevation, this bedroom features a chimney breast with a decorative fireplace, built-in wardrobes, wood-effect flooring, and a radiator.

Bathroom

9' 7" x 8' 9" (2.92m x 2.67m)

Having natural light from an obscure double-glazed window to the rear elevation, the bathroom is fitted with a panelled bath with a shower over, a low-level WC, and a wash hand basin. The room is finished with tiled walls, a built-in storage cupboard, and a radiator.

Rear Garden

Consists of a slab patio seating area leading to a well-maintained lawn, mature and established flower beds, and well-maintained borders.

Front Garden

A foregarden frontage.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is ideally situated for Oadby's highly regarded schools and benefits from nearby bus links into Leicester City Centre, with its professional quarters and train station. A wide range of amenities are available along The Parade in Oadby Town Centre, including three mainstream supermarkets. Leisure and recreational facilities such as Leicester Racecourse, the University of Leicester Botanic Gardens, Parklands Leisure Centre, and Glen Gorse Golf Club are also close by.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

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