



Beech Road, Oadby

£495,000 Freehold

A well-proportioned four-bedroom detached home in a popular Oadby location, offering extended living accommodation, driveway parking with EV charging, and a mature rear garden.





Entrance Porch

With a wooden floor and an internal door to the entrance hall.

Entrance Hall

With stairs to the first floor, an under-stairs storage cupboard, laminate flooring, and a radiator.

Ground Floor WC

6' 3" x 3' 11" (1.90m x 1.20m)

With a double-glazed window to the front elevation, low-level WC, wash hand basin, laminate flooring, and radiator.

Reception Room/Sitting Room

21' 8" x 13' 4" (6.60m x 4.06m)

With a double-glazed bay window to the front elevation, built-in shelving, a living flame-effect gas fire with marble insert/hearth and fire surround, a TV point, display cabinets, and two radiators.

Reception Room/Family Room

10' 0" x 6' 11" (3.04m x 2.12m)

With double-glazed French doors to the rear elevation, a skylight window to the rear elevation, vinyl flooring, and a radiator.

Dining Area

11' 10" x 9' 9" (3.60m x 2.96m)

With laminate flooring, a radiator, and an open aspect to the extended living kitchen





Extended Kitchen Dining Room

20' 6" x 12' 8" (6.24m x 3.86m)

(narrowing to 2.1m) With double-glazed French doors to the rear garden, double-glazed window to rear elevation, two double-glazed skylight windows to rear elevation, gas cooker point with chimney hood over, built-in sink and drainer unit, range of wall and base units with work surfaces over, built-in dishwasher, laminate flooring, and radiator.

Utility Room

7' 9" x 7' 6" (2.37m x 2.29m)

With a double-glazed window to the side elevation, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, a wall-mounted boiler, plumbing for a washing machine, space for a tumble dryer, and laminate flooring.

Office/Study

8' 3" x 7' 9" (2.52m x 2.36m)

With a double-glazed window to the front elevation, vinyl flooring, and a radiator.

First Floor Landing

With loft access with pull-down ladder leading to partly boarded loft with lighting, and an airing cupboard.

Bedroom One

12' 5" x 9' 0" (3.79m x 2.75m)

With a double-glazed window to the front elevation, fitted wardrobes, a cupboard and drawers, bedside drawers, and a radiator.









En-Suite Shower Room

6' 9" x 5' 6" (2.06m x 1.67m)

With two double-glazed windows to the rear elevation, a walk-in shower cubicle, a wash hand basin, a low-level WC, laminate flooring, and a heated chrome towel rail.

Bedroom Two

12' 6" x 9' 4" (3.82m x 2.84m)

With double glazed window to the front elevation, built-in wardrobes, laminate flooring, and a radiator.

Bedroom Three

14' 8" x 11' 3" (4.46m x 3.43m)

(narrowing to 2.93m) With double glazed window to front elevation, laminate flooring, and radiator.

Bedroom Four

10' 11" x 8' 7" (3.32m x 2.61m)

With a double-glazed window to the front elevation, fitted wardrobes, laminate flooring, and a radiator.

Family Bathroom

8' 5" x 5' 11" (2.57m x 1.80m)

With a double-glazed window to the rear elevation, bath with shower over, low-level WC, wash hand basin, panelled walls, and a heated chrome towel rail.

Rear Garden

With a paved patio with gated side access, steps leading down to a mainly lawned rear garden with established flower beds, mature shrubs, a shed, fencing to the perimeter, and outside lighting.

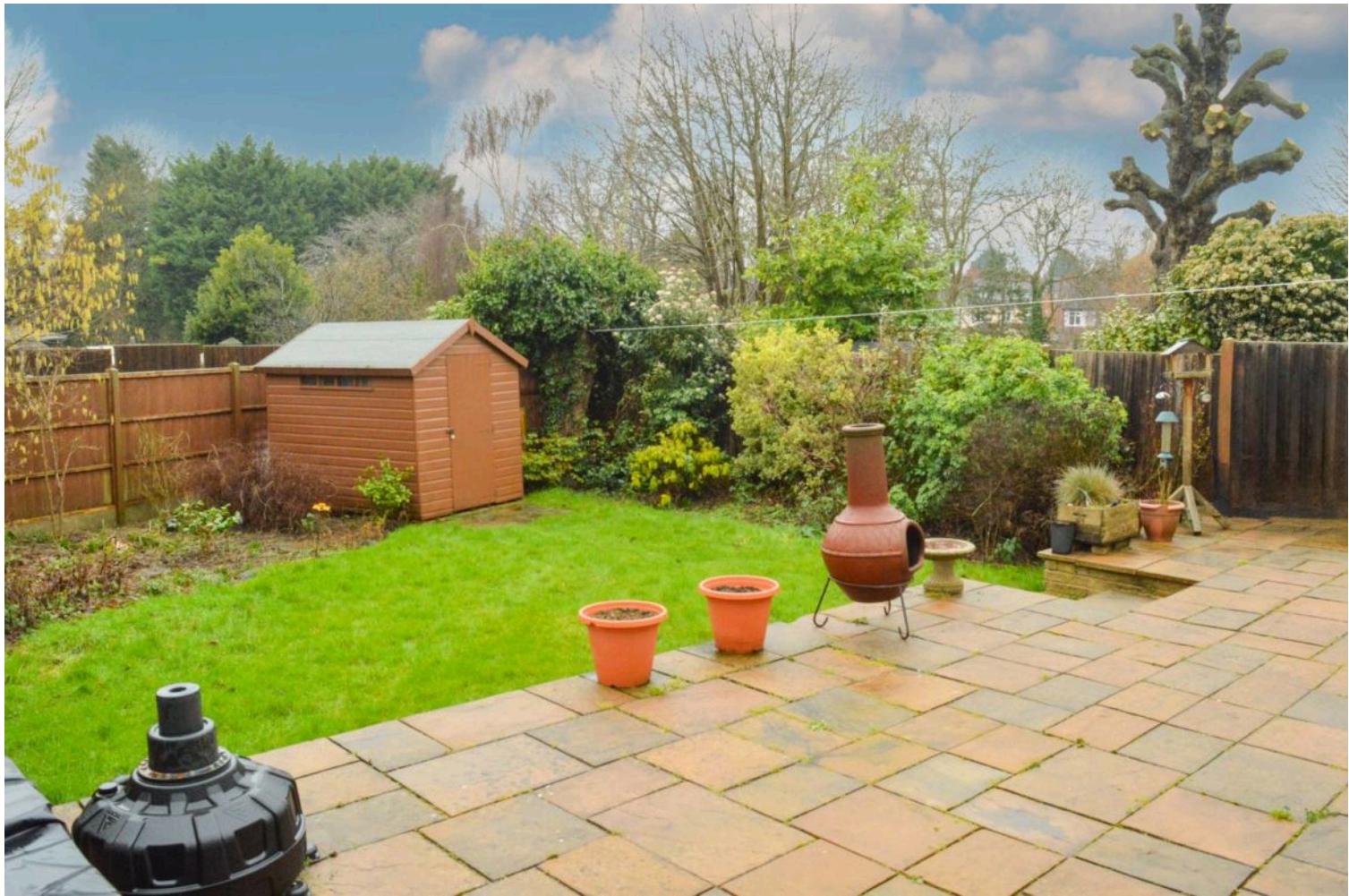
Parking

With a tarmac driveway with outside lighting, and a car charging point.



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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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