



**Connells**

Penny Lane  
Oadby Leicester



## Property Description

Situated in a highly sought-after part of Oadby offers a well-presented home ideal for families, first-time buyers or investors looking for strong local demand. The property enjoys a convenient position close to excellent schools, local shops, parks and major transport links, making everyday living both practical and enjoyable.

Inside, the accommodation is thoughtfully arranged to provide comfortable and versatile living space. The ground floor features a welcoming reception area and a well-proportioned kitchen, with further potential to personalise or modernise to suit your taste. Upstairs, the bedrooms are generously sized and complemented by a neatly presented bathroom.

Outside, the property benefits from a private rear garden, offering a pleasant space for relaxation, outdoor dining or family activities.

For further details or to arrange a viewing, please contact the agent.

## Hallway

The hallway provides a welcoming entrance to the home, offering a practical space that connects the main ground-floor rooms. With its straightforward layout and neutral presentation, it sets a pleasant first impression and allows for easy movement throughout the property.

## Lounge

Well-proportioned and welcoming, it provides ample room for seating and is enhanced by good natural light, creating a warm and inviting atmosphere. Its layout makes it easy to furnish and enjoy as the main social hub of the home. Double glazed windows overlooking the front and gas central heating radiator

## Kitchen/Dining Room

The kitchen/dining room offers a generous and versatile open-plan space, ideal for modern family living. The kitchen area is fitted with a range of units providing practical storage and worktop space, built in appliances, double glazed window to the front, while the adjoining dining area comfortably accommodates a table and chairs, making it perfect for everyday meals or entertaining.

## Ground Floor Wc

Provides a convenient additional facility, fitted with a low-level WC and wash basin. Neatly presented and easily accessible from the main living areas, it adds valuable practicality for everyday family use and visiting guests.

## First Floor Landing

### Bedroom One

A bright and generously sized double bedroom, offering ample space for a range of furnishings, double glazed window, radiator and door leading to the en-suite

### En-Suite

The en-suite offers a neatly presented private shower room accessed directly from the main bedroom. It features a shower enclosure, wash basin and WC

### Bedroom Two

A well-sized double bedroom offering comfortable and versatile space, double glazed window overlooking the front and radiator

### Bedroom Three

Ideal as a child's bedroom, home office or dressing room, double glazed window overlooking the rear garden and radiator

### Bathroom

The bathroom is fitted with a modern three-piece suite including a bath with overhead shower, wash basin and WC, part tiled walls and floor, radiator and obscure glazed window

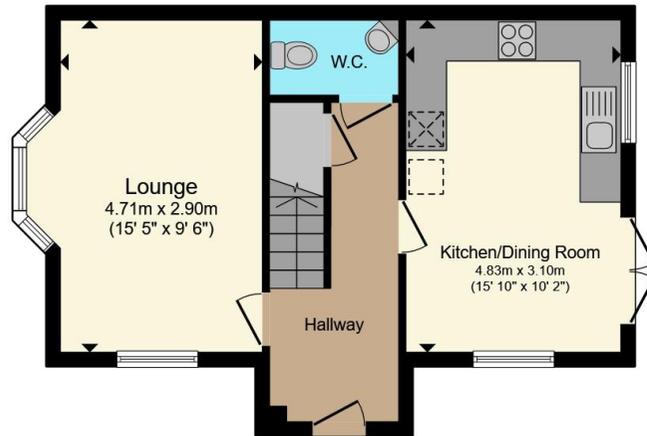
### Outside

The property enjoys a pleasant position with a neat frontage that enhances its kerb appeal. To the rear, a private garden offers a practical outdoor space ideal for relaxing, entertaining or family use.

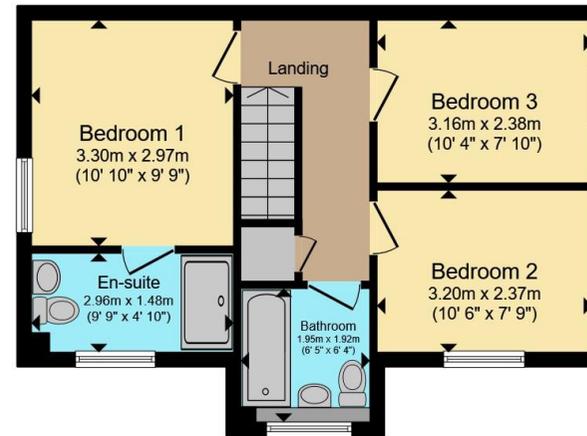








**Ground Floor**



**First Floor**

Total floor area 84.4 m<sup>2</sup> (909 sq.ft.) approx

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR325538](http://connells.co.uk/Property/LTR325538)**



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Property Ref: LTR325538 - 0004