



Cottesmore Avenue, Oadby

£650,000

A stylish four-bedroom detached home in a popular Oadby cul-de-sac, offering generous living space, an impressive open-plan kitchen diner, ample parking and easy access to well-regarded schools.



0116 271 3333





Entrance Hall

With stairs to the first floor, an understairs storage area and a cloak room area.

Cloak Room

Featuring a useful storage space with cloak hooks and lighting.

Ground Floor WC

7' 7" x 3' 11" (2.32m x 1.20m)

With a double-glazed window to the front elevation, a low-level WC, a wash hand basin, a heated chrome towel rail, and LVT flooring.

Reception One

14' 8" x 11' 9" (4.46m x 3.58m)

Featuring a double-glazed window to the front elevation, inset ceiling spotlights, and a tall radiator.

Living Room

18' 3" x 14' 9" (5.57m x 4.49m)

With double-glazed windows and French doors to the rear elevation, a media wall with recessed areas and lighting, a fireplace, space for a TV, inset ceiling spotlights, and a radiator.

Open Plan Living Kitchen Dining Room

26' 3" x 16' 8" (7.99m x 5.08m)

With double-glazed bifold doors, windows, and a skylight to the rear elevation, two radiators and LVT flooring throughout. Dining Area:

Features a centre island with a breakfast bar, seating area, base units, and space for a fridge freezer. Kitchen Area: Built-in sink and drainer unit, range of wall and base units with work surfaces, built-in oven, and a five-ring gas hob with extractor hood over.





Utility Room

9' 4" x 5' 2" (2.85m x 1.57m)

With a double-glazed door to the side elevation, sink and drainer unit, wall and base units, plumbing for a washing machine and tumble dryer, LVT flooring, and a radiator.

Reception Room Three / Family Room

17' 1" x 14' 5" (5.21m x 4.39m)

With three double-glazed windows to the front with built-in blinds, a media wall with TV space, wall storage cupboards with under-unit lighting, additional shelving, inset ceiling spotlights, LVT flooring, and a tall radiator.

First Floor Landing

With loft access via a pull-down ladder leading to a boarded loft, a cupboard housing the boiler and a radiator.

Bedroom One

16' 0" x 15' 0" (4.87m x 4.58m)

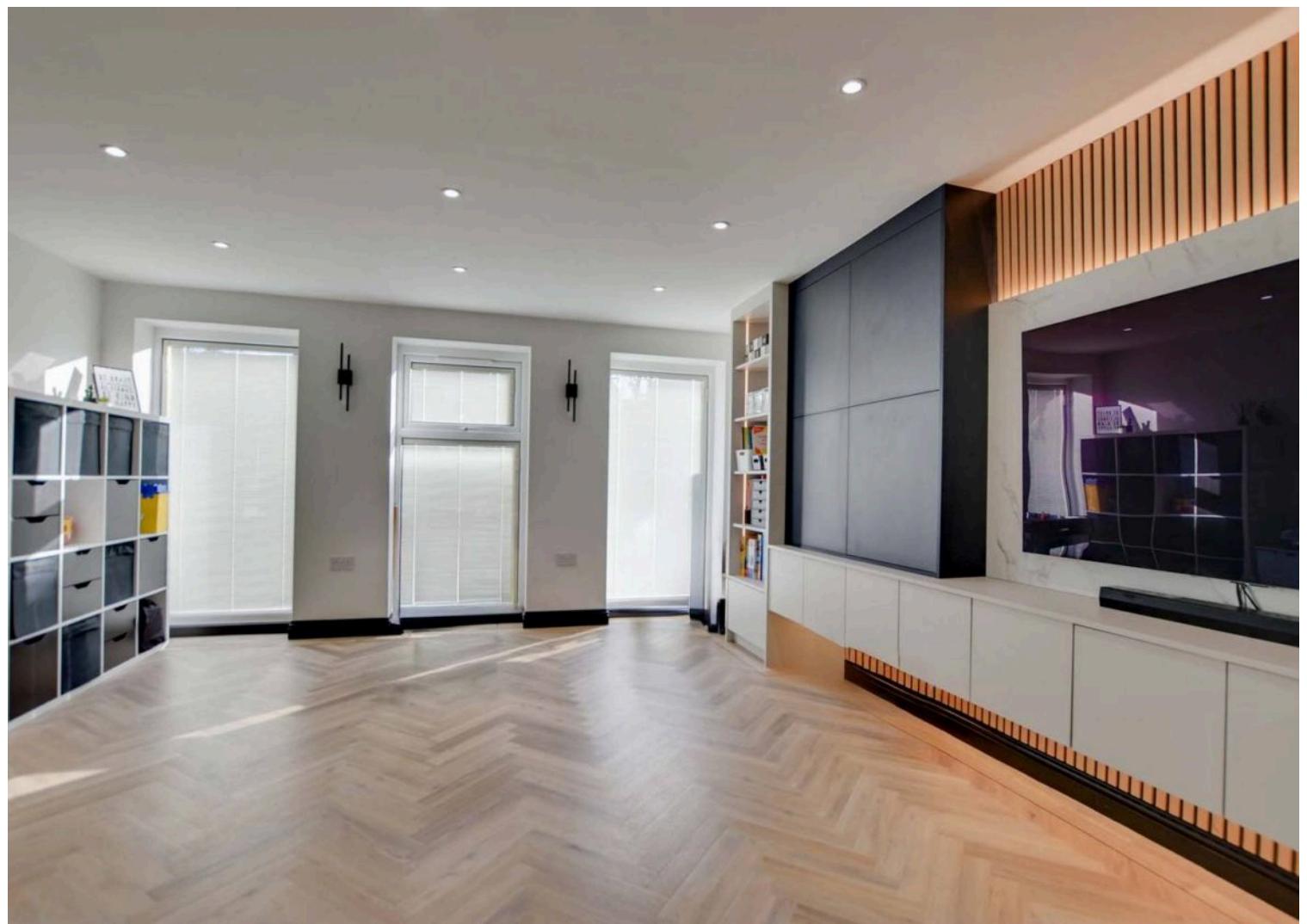
With a double-glazed window to the rear, fitted sliding mirrored wardrobes, inset ceiling spotlights, and a radiator.

Ensuite Shower Room

8' 8" x 7' 8" (2.65m x 2.34m)

With a double-glazed window to the front, a walk-in rainfall shower with handheld attachment, tiled walls, low-level WC, wash hand basin, shaver point, heated chrome towel rail, electric underfloor heating and tiled floor.









Dressing Room

8' 8" x 4' 11" (2.65m x 1.50m)

(plus wardrobe space). With a double-glazed window to the front, fitted mirrored sliding wardrobes, inset spotlights, loft access, and a radiator.

Bedroom Two

13' 5" x 8' 10" (4.10m x 2.68m)

With a double-glazed window to the rear, fitted wardrobes, and a radiator.

Bedroom Three

11' 9" x 9' 10" (3.57m x 2.99m)

With a double-glazed window to the front, fitted wardrobes, drawers, and shelving.

Bedroom Four

13' 6" x 8' 1" (4.12m x 2.46m)

With two double-glazed windows to the rear, a fitted cupboard and desk, and a radiator.

Family Bathroom

7' 0" x 6' 2" (2.14m x 1.87m)

With a double-glazed window to the front, bath with overhead rainfall shower and handheld attachment, low-level WC, wash hand basin, inset spotlights, part-tiled walls, heated chrome towel rail, and tiled floor.

Front Garden

Gravelled with inset flower beds and timber sleepers.

Rear Garden

With a paved patio to the rear and side leading to a gazebo, Astro-turf lawn with fencing to the perimeter, outside lighting, outside tap, flower beds, and side access.

Driveway

The driveway provides off-road parking for approximately 3 cars.



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



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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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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