



Quinton Rise, Oadby

£380,000 Freehold

Three-bedroom detached home in a popular Oadby location, offering flexible living space, a spacious L-shaped lounge, mature rear garden, driveway parking and garage. No upward chain.





Entrance Porch

With an internal door leading to the entrance hall.

Entrance Hall

With stairs to the first floor and a radiator.

Ground Floor WC

6' 2" x 3' 2" (1.88m x 0.96m)

With double glazed window to the side elevation, a wash-hand basin, and low level WC.

Dining Room / Ground Floor Bedroom

12' 5" x 8' 8" (3.78m x 2.63m)

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

L-Shaped Living Room

18' 6" x 19' 0" (5.64m x 5.80m)

(narrowing to 2.83m) With double-glazed patio doors and a window to the rear elevation, two double-glazed windows to the side elevation, a gas fire, and two radiators.

Kitchen

12' 1" x 7' 11" (3.68m x 2.41m)

With double glazed window to the side elevation, a door to the side elevation, a stainless steel sink and drainer unit, a range of wall and base units with work surfaces over, a gas cooker point, plumbing for a washing machine, and an under-stairs storage cupboard with meters.



First Floor Landing

With double glazed window to the side elevation.

Bedroom One

13' 10" x 10' 2" (4.22m x 3.10m)

With double glazed window to the rear elevation and a radiator.

Bedroom Two

10' 10" x 10' 2" (3.31m x 3.10m)

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

Bedroom Three

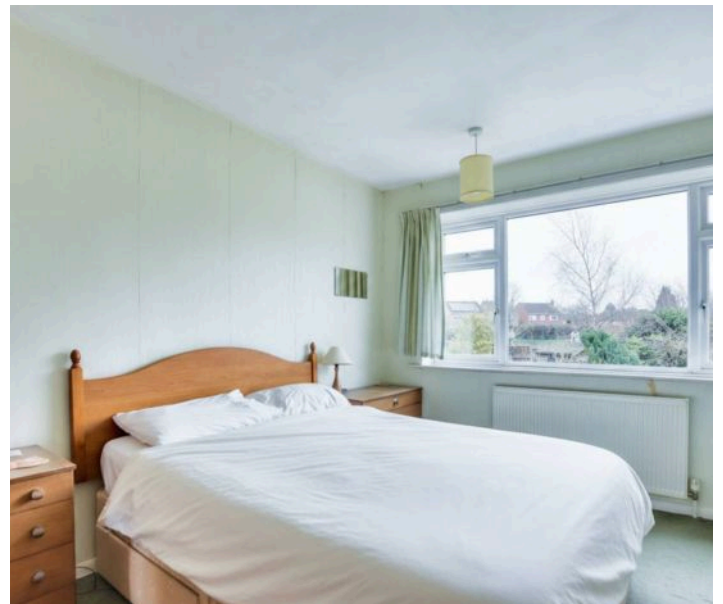
9' 1" x 8' 6" (2.77m x 2.58m)

With double glazed window to the side elevation, a cupboard housing the boiler, and a radiator.

Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

With double glazed window to the side elevation, a bath with an electric shower over, a pedestal wash hand basin, low level WC, an airing cupboard, tiled flooring, and a radiator.









Front Garden

With a lawned area and shrubs to borders, and includes outside lighting.

Rear Garden

A paved patio with a covered side passage providing access to a side door into the garage. Beyond, a vegetable plot and paved pathway lead through to a mainly lawned rear garden, complemented by well-established flower beds, mature trees, and fruit trees, all enclosed by perimeter fencing.

Driveway

With a block-paved driveway for approximately two vehicles.

Garage

With an up-and-over door to the front elevation, power, and lighting.



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: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.