

## Hidcote Road, Oadby

£400,000 Freehold

A well-proportioned three-bedroom detached home in Oadby, offering spacious living, a conservatory, garage, and a generous rear garden backing onto a brook, with off-road parking.



0116 271 3333





#### **Internal Porch**

7' 7" x 5' 11" (2.30m x 1.80m)

With a glass door leading to the hallway and a storage unit.

#### **Inner hallway**

13' 5" x 13' 1" (4.10m x 4.00m)

Contains a bay window, stairs to the first-floor landing, an archway, carpeting and two radiators.

#### **Reception Room**

18' 1" x 19' 0" (5.50m x 5.80m)

With a window to the rear elevation, a log burner, patio doors to the conservatory, and two radiators.

#### **Downstairs WC**

3' 7" x 5' 11" (1.10m x 1.80m)

With a window, a WC, sink, stopcock, and a radiator.



#### **Conservatory**

10' 6" x 10' 6" (3.20m x 3.20m)

Single-pane glass to the side and rear elevations, tiled floor, slate roof and electric plug sockets.

#### **Dining / Kitchen Area**

20' 0" x 12' 2" (6.10m x 3.70m)

Features a window overlooking the garden, a door to the side elevation, a door to the rear porch, a gas fire, and a radiator.



### **Kitchen Area**

20' 8" x 7' 3" (6.30m x 2.20m)

With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, a dishwasher, a washing machine, an oven, a hob and a door to the garage.

### **First Floor Landing**

With a double-glazed window to the side elevation.

### **Bedroom One**

11' 10" x 10' 2" (3.60m x 3.10m)

With a window to the front elevation, built-in wardrobes and a radiator.

### **Bedroom Two**

12' 10" x 10' 2" (3.90m x 3.10m)

With a window to the rear elevation, built-in wardrobes, wall lighting, carpeting and a radiator.

### **Bedroom Three**

9' 2" x 8' 6" (2.80m x 2.60m)

With a window to the rear elevation, built-in wardrobes and desk, access to the boiler, and a radiator.

### **Airing Cupboard**

Located off the landing. Contains a Worcester combi boiler and a small radiator.

### **Shower Room**

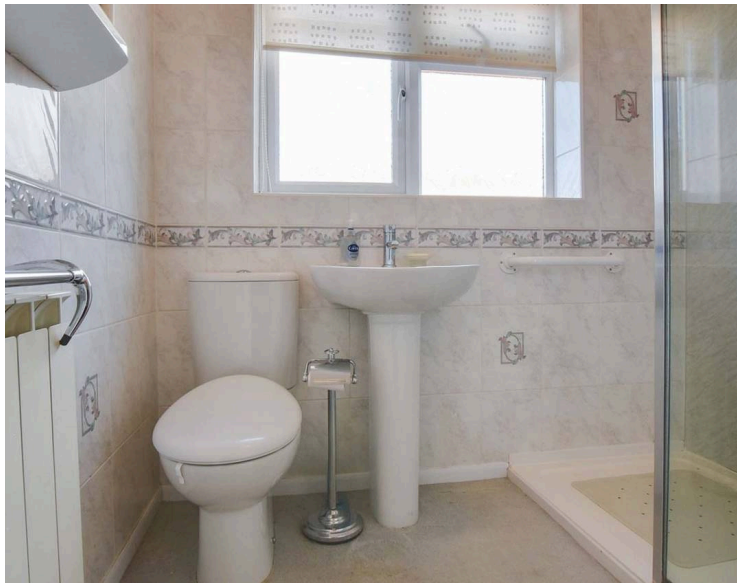
6' 11" x 5' 3" (2.10m x 1.60m)

With a window to the side elevation, a double shower cubicle with a shower over, WC, and a wash hand basin.









### **Rear Garden**

With a wrap-around patio area, lawn, access to a brook at the rear of the property, and a second patio area.

### **Driveway**

With parking for approximately three vehicles.

### **Garage**

5.50m x 2.7m Accessible internally from the kitchen. Includes a pantry and a separate outhouse room. Equipped with power, lighting, and an electric roller door.



Ground floor



1st floor

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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