



32 Cooper Gardens, Oadby
£475,000



Part of



32 Cooper Gardens

Oadby, Leicester

Modern four-bed detached home in Oadby Grange with landscaped gardens, double garage, en-suite, excellent schools nearby, and great transport links. Ideal for families seeking space and community. Council Tax band: E

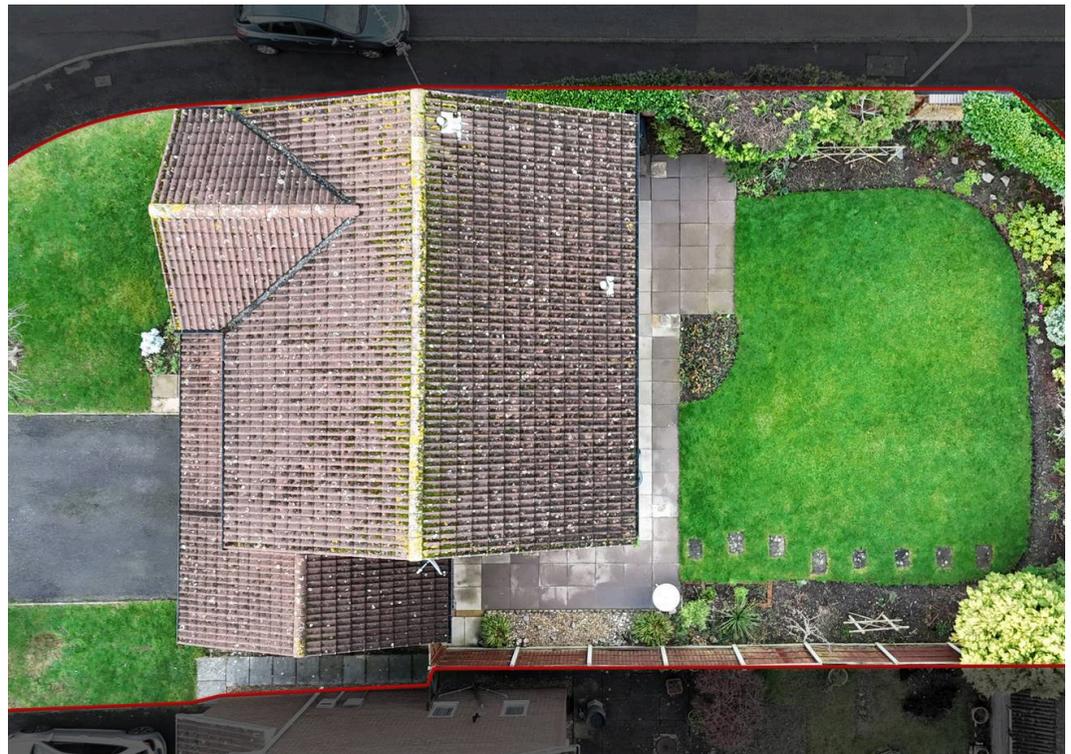
Tenure: Freehold

EPC Energy Efficiency Rating: D

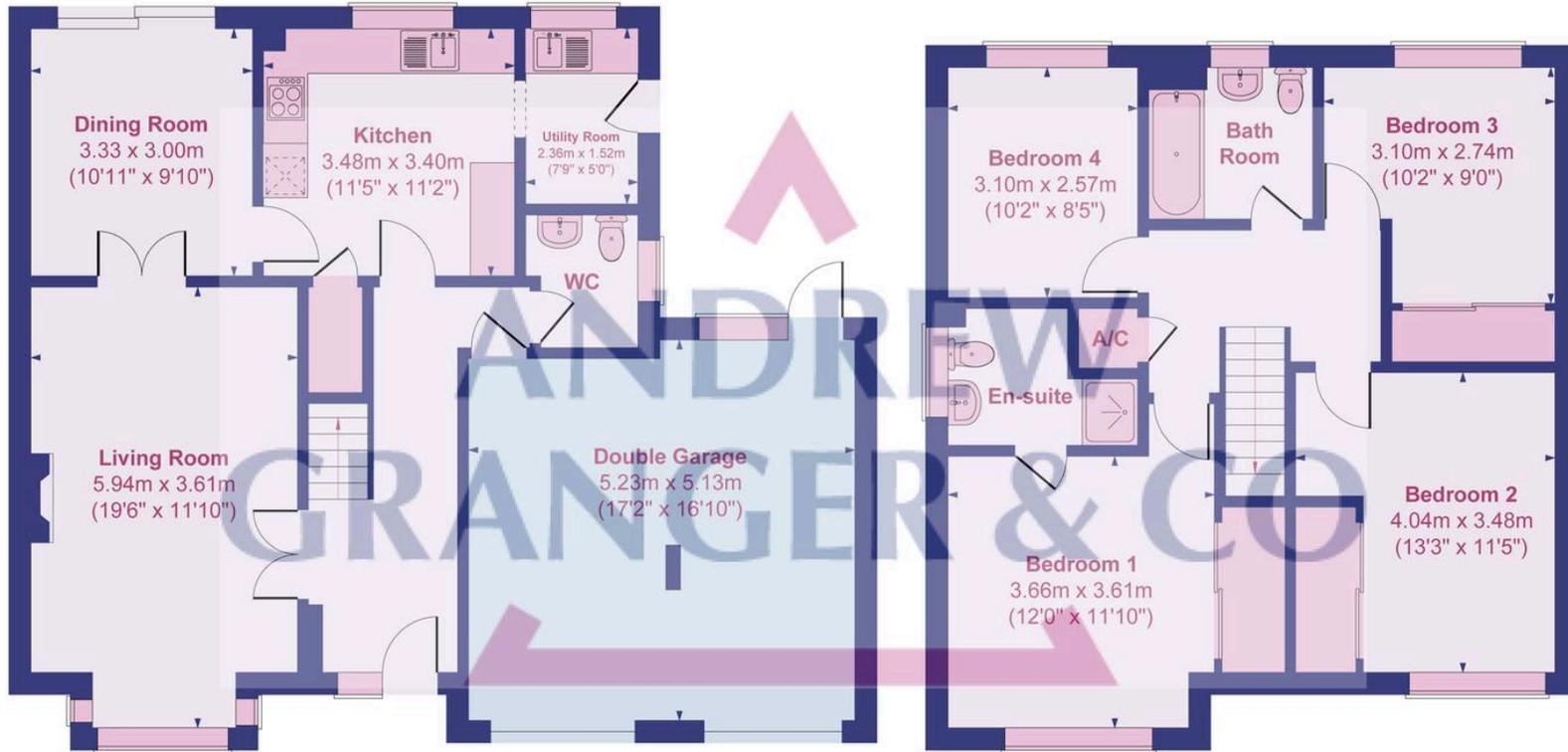
EPC Environmental Impact Rating: D

- Executive four-bedroom detached family home
- Quiet cul-de-sac in Oadby Grange
- Spacious open-plan living and dining area
- Modern kitchen with ample storage
- Master bedroom with en-suite
- Well-maintained private front and rear gardens
- Double integral garage and driveway parking
- Close to top schools, amenities, and transport links





Approximate Gross Internal Area
 131.4 sq. m. (1414 sq. ft.)
 Garage At 26.1 sq. m. (281 sq. ft.)
 Total 157.5 sq. m. (1695 sq. ft.)



Ground Floor
 Floor area 62.0 sq.m. (667 sq.ft.) approx
 Garage 26.1 sq.m. (281 sq.ft.) approx

First Floor
 Floor area 69.4 sq.m. (747 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.