

22 Beech Road

Oadby, Leicester

Situated within a quiet cul-de-sac, this well-presented three-bedroom detached family home offers spacious and well-proportioned accommodation, located within walking distance of Oadby Town Centre.

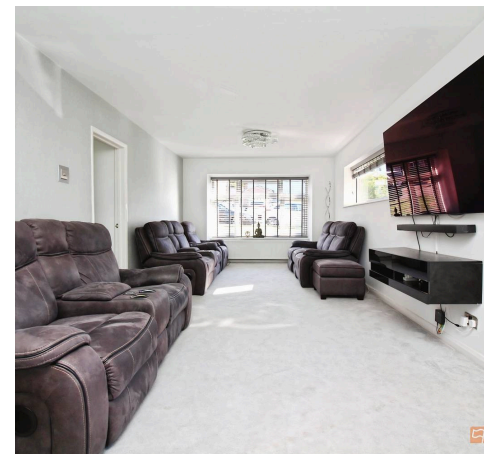
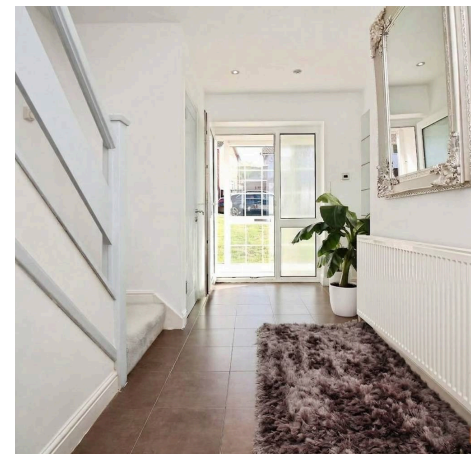
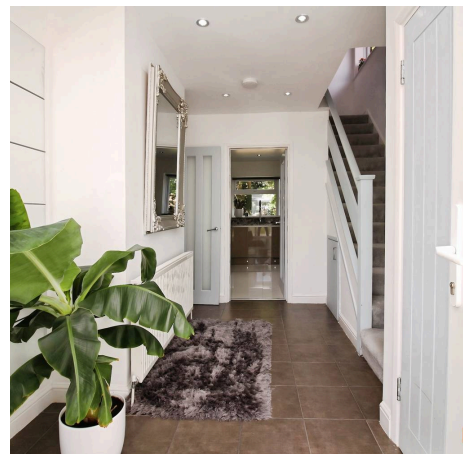
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Extended Family Home
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen/Diner
- Sought After Location, No Through Road
- Driveway and Integral Garage
- Within Walking Distance to Local Amenities
- Tenure - Freehold
- Tax Band D
- EPC Rating C
- Viewings Strictly By Appointment Only!



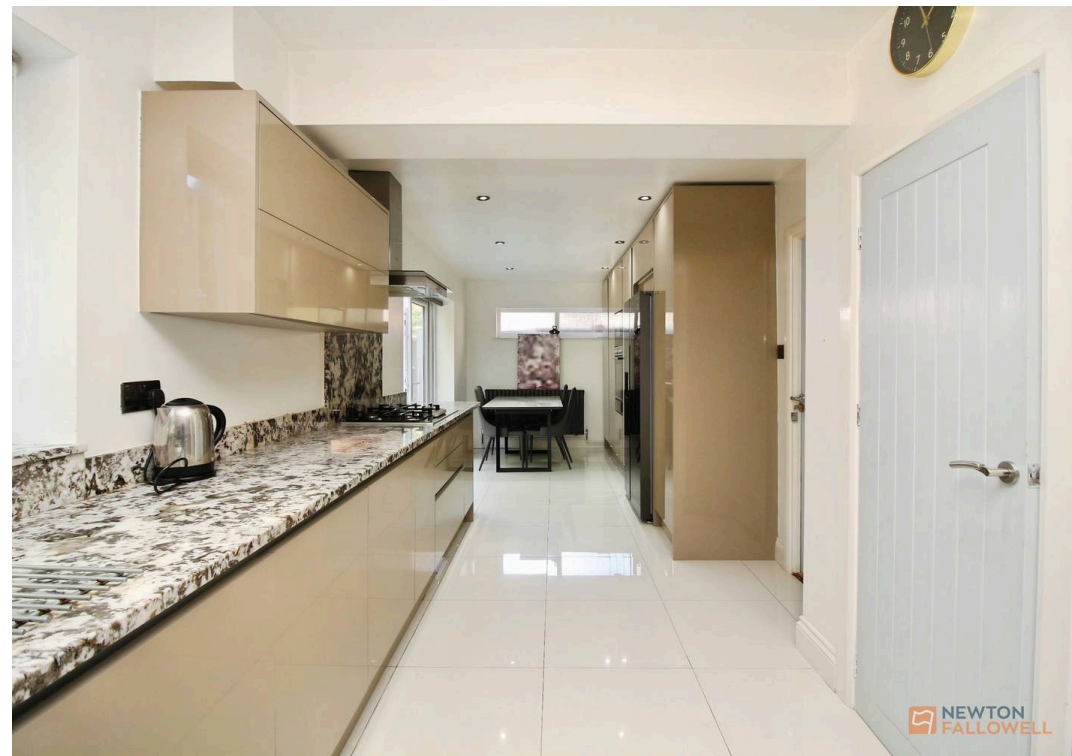


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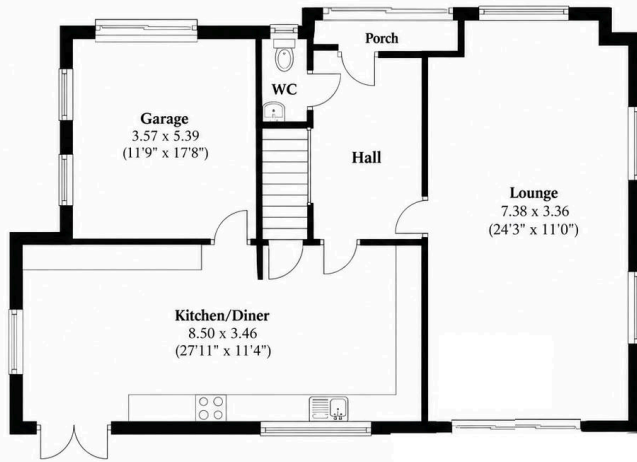
Situated within a quiet cul-de-sac, this well-presented three-bedroom detached family home offers spacious and well-proportioned accommodation, ideally located within walking distance of Oadby Town Centre and its excellent range of shops, amenities and local facilities. The property has a bright and welcoming feel throughout, with the ground floor comprising a central entrance hallway, downstairs cloakroom/WC, a generous full-length lounge, and a modernised kitchen/diner. An integral garage provides useful additional storage and off road parking for upto 3 cars. To the first floor are three well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from a driveway providing parking for two vehicles to the front, while the rear offers a private patio garden and conservatory, providing an additional versatile living space. Further benefits include gas central heating and double glazing throughout. An excellent opportunity for families seeking a spacious detached home in a convenient and well-connected location, close to local amenities, schools and transport links.

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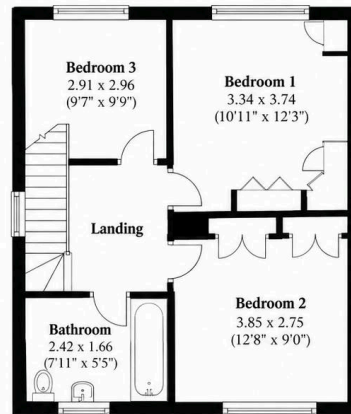
Ground Floor

Approx. 82.4 sq. metres (887.2 sq. feet)



First Floor

Approx. 42.9 sq. metres (461.8sq. feet)



Floor plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



Newton Fallowell Oadby

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