

### FLOOR PLAN

- DIMENSIONS**
- Entrance Hall**
- Lounge**  
13 x 12 (3.96m x 3.66m)
- Kitchen Diner**  
11'10" x 12'1" (3.63 x 3.70)
- Downstairs WC**
- Bedroom One**  
9'5 x 10'05 (2.87m x 3.18m)
- En-suite Bathroom**
- Bedroom Two**  
8'9 x 10'11 (2.67m x 3.33m)
- Bedroom Three**  
6'6 x 11'7 (1.98m x 3.53m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR  
Telephone: 0116 2811 300 - Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

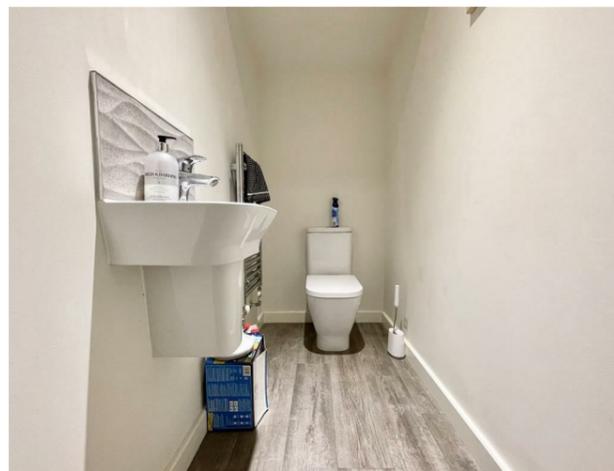
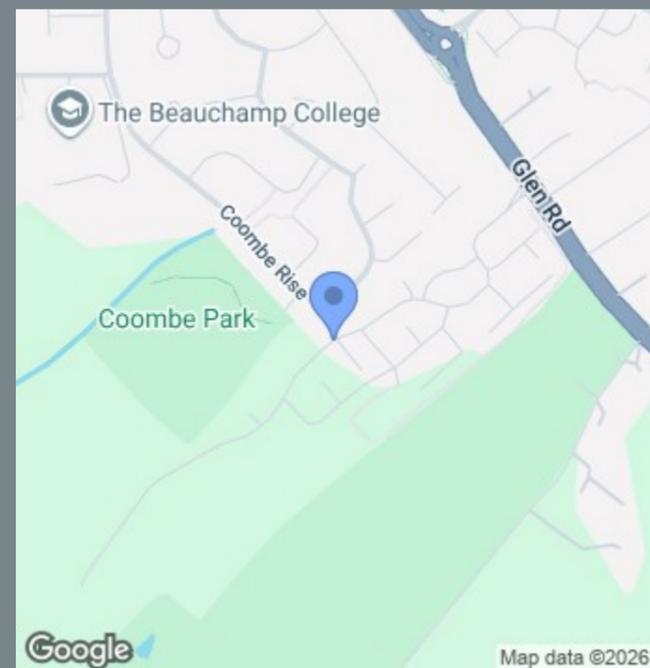
66 Jamie Marcus Way, Oadby, Leicester, LE2 4RZ  
**£295,000**

## OVERVIEW

- Three Bedroom Family Home
- En-Suite, Family Bathroom & Downstairs WC
- Open Plan Kitchen Diner
- Conservatory / Study
- Low Maintenance Rear garden
- Modern Property
- New Development
- EPC Rating B, Council Tax Band C
- Freehold Property
- New Build -NHBC Warranty

## LOCATION LOCATION....

Jamie Marcus Way is located in a modern residential area of Oadby, a sought-after suburb on the south-eastern edge of Leicester. The neighbourhood is quiet, family-friendly, and close to excellent amenities, including Brocks Hill Country Park, local schools, and Oadby's main shopping area on The Parade. It offers a good balance of suburban peace and convenient access to Leicester city centre via the A6 and frequent bus routes. The area is known for its well-kept homes, green spaces, and strong community feel, making it popular with families and professionals alike.



## THE INSIDE STORY

Welcome to this charming semi-detached house located on Jamie Marcus Way in the desirable area of Oadby, Leicester. This modern property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking a comfortable living space.

As you enter the house, you will appreciate the contemporary design that flows throughout. The ground floor features a convenient downstairs WC, enhancing the practicality of the layout. The open-plan living area is perfect for both relaxation and entertaining, providing a warm and inviting atmosphere.

The property benefits from off-street parking for two cars, ensuring that you and your guests will always have a space to park. The low-maintenance front and rear gardens offer a delightful outdoor space without the burden of extensive upkeep, allowing you to enjoy your surroundings with ease.

Situated in a new development, this home is located in a popular area that is well-connected to local amenities, schools, and parks. Oadby is known for its community spirit and offers a range of shops, restaurants, and recreational facilities, making it a fantastic place to live.

This semi-detached house is a wonderful opportunity for anyone looking to settle in a modern, well-equipped home in a sought-after location. Do not miss the chance to make this property your own.

