

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hallway

#### Drawing Room

20'8" x 18'0" (6.3 x 5.5)

#### Dining Room

12'5" x 11'9" (3.81 x 3.6)

#### Conservatory

22'9" x 13'10" (6.95 x 4.22)

#### Dining Kitchen

23'0" x 9'1" (7.03 x 2.77)

#### Family Room

16'6" x 9'3" (5.04 x 2.84)

#### Utility Room

8'10" x 7'3" (2.71 x 2.21)

#### Downstairs Shower Room

#### Galleried Landing

#### Bedroom One

19'11" x 11'10" (6.08 x 3.61)

#### Bedroom Two

15'0" x 10'3" (4.58 x 3.14)

#### Bedroom Three

388 x 365 (118.26m x 111.25m)

#### Bathroom

12'9" x 7'6" (3.9 x 2.31)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Hozonix ©2023



**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/](http://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.

10 The Oval, Oadby, Leicester, LE2 5JB

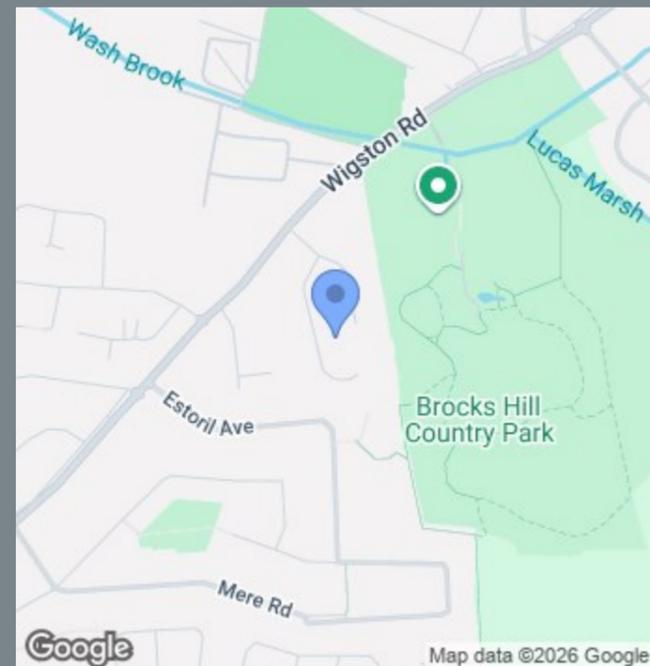
**By Auction £450,000**

# OVERVIEW

- FOR SALE BY AUCTION
- Spacious Detached Family Home
- Highly Regarded Location
- Dining Kitchen, Utility, Family Room
- Dining Room, Drawing Room & Conservatory
- Three Bedrooms & Bathroom
- Downstairs Shower Room & Two Carports
- Extensive Gardens & Garage
- Plot of 0.3 Acres
- EER - D, Freehold, Tax Band - F

## LOCATION LOCATION....

The Oval in Oadby is a highly desirable residential location known for its peaceful surroundings, strong sense of community and excellent local amenities. Families are particularly well served by outstanding schools including Brocks Hill Primary, Glenmere Primary, Gartree High School and Beauchamp College, all within easy reach and highly regarded. Beautiful green spaces are close at hand, with Brocks Hill Country Park offering woodland walks, open meadows, play areas and a visitor centre—perfect for enjoying the outdoors year-round. Oadby Parade is nearby, providing a wide range of shops, cafés, restaurants and everyday conveniences, while larger supermarkets and additional retail options are also easily accessible. Transport links are excellent, with regular bus services into Leicester city centre, convenient access to the A6 and ring road, and nearby rail connections at South Wigston for wider travel. With its leafy setting, friendly neighbourhood feel and outstanding local facilities, The Oval is a wonderful place to call home.



# THE INSIDE STORY

For Sale by National Online Auction  
The auction will commence at 09:00 & will be broadcast online with live auctioneers. Bidding is available by proxy, online or by telephone, subject to registration by 5pm the day prior to the auction. A rare opportunity to acquire a substantial detached residence set on one of the largest plots on The Oval, within the highly sought-after location of Oadby. Occupying a generous & mature plot of approximately 0.3 acres, this impressive home offers outstanding scope for extension or redevelopment, subject to the necessary consents, making it an exciting prospect for families, investors or developers alike. The property provides spacious, well-proportioned accommodation throughout, now in need of modernisation, yet offering enormous potential. A welcoming reception hallway leads into the main living areas. The principal sitting room is a superb space, filled with natural light from multiple aspects & featuring a fireplace making it ideal for entertaining. The conservatory is a generous additional reception room with lovely views over the gardens & direct access outside. The dining room retains original features & provides a more formal setting, while the extended breakfast kitchen offers excellent everyday living space with room for a table & views to both front & rear aspects. A further versatile reception room could be utilised as a lounge or home office. A utility room & ground-floor shower room add to the practicality of the layout. Upstairs, a striking galleried landing leads to three generous bedrooms. The principal bedroom enjoys windows to three aspects & built-in wardrobes. The spacious family bathroom has both a bath & separate shower. Externally, the property stands on an expansive, private plot with mature lawns, established trees & shrubs. The driveway has ample parking, a double carport & garage. A unique opportunity to create a remarkable family home in one of Oadby's most desirable settings.

