



Weston Rise, Oadby

£440,000 Freehold

A four-bedroom detached home in Oadby with a driveway, a garage and a private rear garden. Well-presented throughout with en-suite, spacious kitchen/diner and excellent local school catchment.



0116 271 3333





Entrance Hall

A welcoming entrance featuring high-quality laminate flooring, a front door, a radiator, an understairs cupboard with boiler and space for a washing machine and tumble dryer, and stairs leading to the first floor.

Downstairs WC

4' 11" x 4' 10" (1.50m x 1.48m)

Comprising a low-level WC, a compact wash hand basin with a tiled splashback, and laminate flooring.

Living Room

15' 1" x 10' 10" (4.60m x 3.30m)

Features a double-glazed window to the front elevation, carpeting, a Feature HD wall display with shelving and electric fire display, and a radiator.

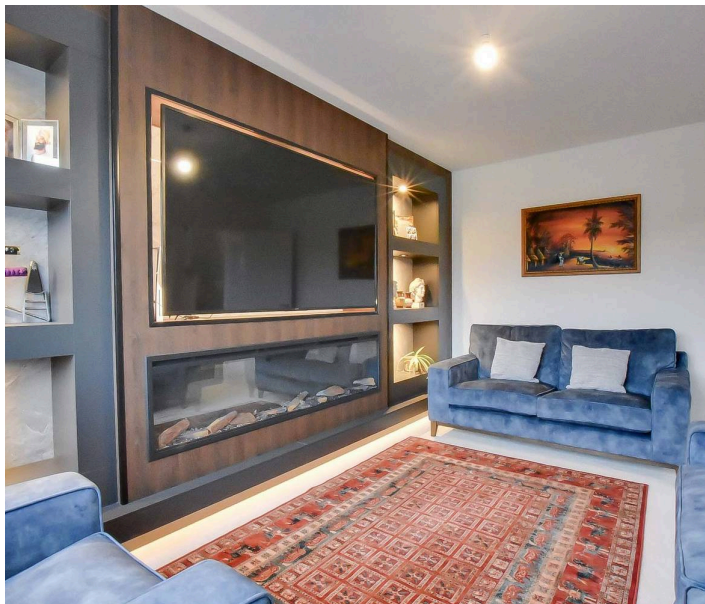
Kitchen

20' 3" x 9' 4" (6.18m x 2.85m)

With a double-glazed window to the rear elevation and double-glazed French doors to the rear elevation. Equipped with a range of contemporary wall and base units, an inset double oven, a gas hob with an extractor fan above, an integrated fridge-freezer, a dishwasher, vinyl flooring, and two radiators.

First Floor Landing

With a double-glazed window to the side elevation and carpeting.





Bedroom One

12' 6" x 8' 6" (3.82m x 2.58m)

Double bedroom with a double-glazed window to the rear elevation, fitted wardrobes and a radiator

En-Suite

7' 9" x 4' 9" (2.36m x 1.44m)

With a double-glazed window to the rear elevation, tiled flooring, a walk-in shower cubicle, Party tiled walls, a wash hand basin, a WC, and a radiator.

Bedroom Two

11' 9" x 8' 0" (3.57m x 2.43m)

With a double-glazed window to the front elevation, carpeting, and radiator.

Bedroom Three

10' 4" x 6' 8" (3.14m x 2.02m)

With a double-glazed window to the rear elevation, carpeting and a radiator.

Bedroom Four

8' 4" x 7' 6" (2.55m x 2.28m)

With a double-glazed window to the front elevation, carpeting and a radiator.

Bathroom

8' 5" x 6' 11" (2.56m x 2.12m)

With a double-glazed window to the side elevation, tiled flooring, bath, walk-in shower cubicle, WC, wash hand basin, and heated towel radiator.









Front Garden

With lawn and plants.

Rear Garden

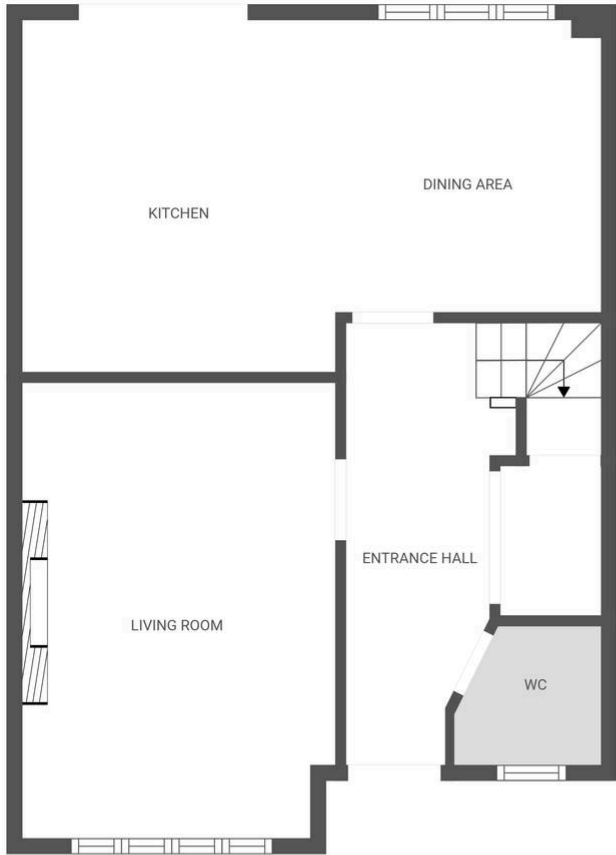
With lawn, slabber patio seating area, and side gate access.

Driveway

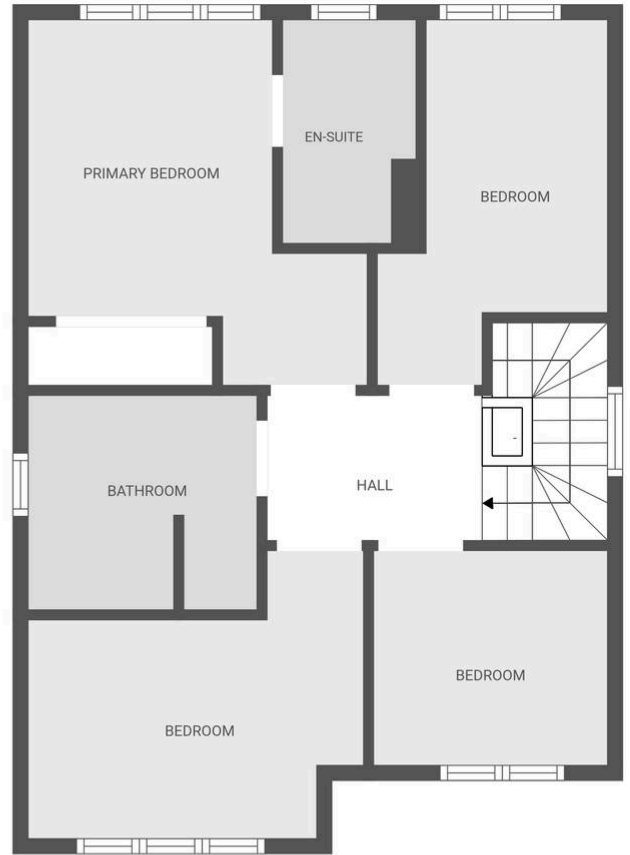
Tandem driveway for approx 2 vehicles.

Garage

Single garage with up-and-over door.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.