



## Smore Slade Hills, Oadby

Offers Over £455,000 Freehold

A charming 4-bed detached family home in the popular Oadby Grange. Features 3 reception rooms, a large conservatory, en-suite, driveway parking, and a lovely rear garden. Chain-free!





#### **Entrance Hall**

Entered via a double-glazed door, stairs providing access to the first-floor landing, radiator with a feature radiator cover.

#### **Living Room/Reception Room**

14' 8" x 11' 9" (4.46m x 3.58m)

Light and airy living space with natural light flowing through a double-glazed window to the rear elevation. Features a living flame gas fire with a marble surround and hearth, coving to the ceiling, television point, dado rail, and a radiator.

#### **Dining Room/Reception room**

10' 9" x 8' 8" (3.27m x 2.63m)

Natural light flows through double-glazed sliding patio doors, providing access to the conservatory. Includes coving to the ceiling and a radiator.



#### **Double Glazed Conservatory**

12' 0" x 10' 1" (3.65m x 3.07m)

Plenty of natural light flows through double-glazed windows to the side and rear elevations. Features a glazed roof allowing further natural light, double-glazed French doors providing views and access to the rear garden, ceramic tiled flooring with underfloor heating, and power points.



### **Reception Room / Optional Fifth Bedroom**

10' 11" x 7' 9" (3.32m x 2.36m)

Natural light flows through a double-glazed window to the side elevation, coving to the ceiling. Includes a door to a storage area.

### **Storage Area**

7' 9" x 6' 2" (2.36m x 1.89m)

Previously, the garage.

### **Kitchen**

10' 6" x 8' 8" (3.21m x 2.64m)

Double-glazed window to the front elevation. Fitted with a range of well-maintained oak base and wall units, roll-edge laminated work surfaces, and a sink drainer with a mixer tap. Integrated appliances include an inset 4-ring gas hob and an oven with an extractor hood over. Plumbing is available for a dishwasher, and there is space for a fridge. Finished with tiled splashbacks and spotlights.

### **Utility Area**

5' 7" x 4' 10" (1.71m x 1.47m)

Features additional cupboard storage space, a roll-edge laminated work surface, and a door providing access to the side.

### **Downstairs WC**

With a sink and WC.









### **First Floor Landing**

Built-in cupboard and a loft inspection hatch.

### **Bedroom One**

11' 6" x 9' 3" (3.50m x 2.81m)

Plenty of natural light through a double-glazed window to the front elevation. Features built-in wardrobes with mirrored doors, a radiator, and access to the en-suite.

### **En-Suite Shower Room**

5' 10" x 5' 5" (1.79m x 1.64m)

Obscure double-glazed window to the front elevation, shower cubicle with a shower head over, low-level WC, wash hand basin, tiled splashbacks, and a radiator.

### **Bedroom Two**

10' 7" x 8' 8" (3.22m x 2.63m)

Double-glazed window to the rear elevation, built-in wardrobes, and a radiator.

### **Bedroom Three**

10' 4" x 8' 2" (3.14m x 2.48m)

Double-glazed window to the front elevation, built-in wardrobes, and a radiator.

### **Bedroom Four**

11' 6" x 8' 2" (3.50m x 2.48m)

Double-glazed window to the rear elevation and a radiator.

### **Bathroom**

6' 6" x 5' 7" (1.99m x 1.70m)

Obscure double glazed window to the rear elevation, bath, low-level WC, wash hand basin, tiled splashbacks, and a radiator.

### **Front Garden**

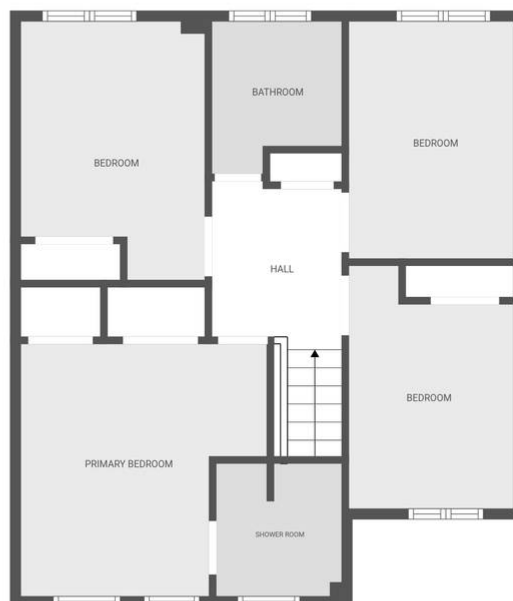
Features a lawn area with flower beds, access to the front door, and a low-maintenance tarmac driveway.

### **Rear Garden**

Well-maintained lawn with mature and established flower beds, a garden shed, and well-maintained fenced perimeter borders.



Ground floor



1st floor

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





### Driveway

Tarmac finish, accommodating off-road parking for 2 vehicles.

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: C

EPC Environmental Impact Rating: D

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