



**6 Portland Walk**

Oadby, Leicester, LE2 5TY

**Asking Price £285,000**



\*\*\* COMING SOON \*\*\*

Offered with no upward chain, an opportunity to acquire this well presented semi-detached family home in the popular location of Oadby which is in catchment area to outstanding schools. The accommodation comprises of: Entrance Hall leading to a spacious lounge diner, conservatory and kitchen to the ground floor. To the first floor there is three well-proportioned bedrooms and a family bathroom. Outside well-manicured front and rear gardens with off road parking and a garage to the rear. Viewing is strictly by appointment only.

- No Upward Chain
- Three Bedroom
- Semi Detached Family Home
- Well Presented
- Off Road Parking & Garage to the Rear
- Popular Location
- Internet - Standard, Super and Ultra are all available. See ofcom for more details.
- Council Tax Band B / EPC Rating - D



**Location**

Oadby is particularly well regarded for its schooling, including the highly rated Beauchamp College and nearby grammar schools. Excellent transport links give easy access to Leicester city centre, the A6 and M1/M69 motorway networks, making it ideal for commuters.

**Entrance Hall**

5'7 x 4'1 (1.70m x 1.24m)

Front door leads into the entrance hall with stairs rising to the first floor elevation and a double built in cupboard offering ample storage space.

**Lounge Diner**

20'8 x 14'2 (6.30m x 4.32m)

Bay window to the front aspect, gas fire place set in a polished surround. To the dining area there are double french doors leading to the conservatory and sliding door to kitchen.

**Kitchen**

9'9 x 7'8 (2.97m x 2.34m)

Fitted with a range of wall and base units with work surfaces above and integrated sink/drainер unit. Fitted with an electric hob and cooker and a range of integrated appliances including: fridge/freezer, washing machine and dishwasher. Access to Pantry Area

**Conservatory**

11'2 x 7'4 (3.40m x 2.24m)

A UPVC construction with windows to the rear and side elevations, tiled flooring with under floor heating, doors to dining room and double french doors leading out on to the rear garden

**Landing**

Access to bedrooms and bathroom.

**Bedroom One**

10'6 x 10'2 (3.20m x 3.10m )

Window to the rear elevation overlooking the garden and radiator

**Bedroom Two**

10'4 x 7'3 (3.15m x 2.21m)

Window to front aspect and a radiator.

**Bedroom Three**

7'4 x 6'3 (2.24m x 1.91m)

Built in cupboard, window to front aspect and a radiator.

**Bathroom**

8'5 x 6'4 (2.57m x 1.93m )

Vanity unit with hot and cop taps over, corner bath with shower over, toilet and frosted window.

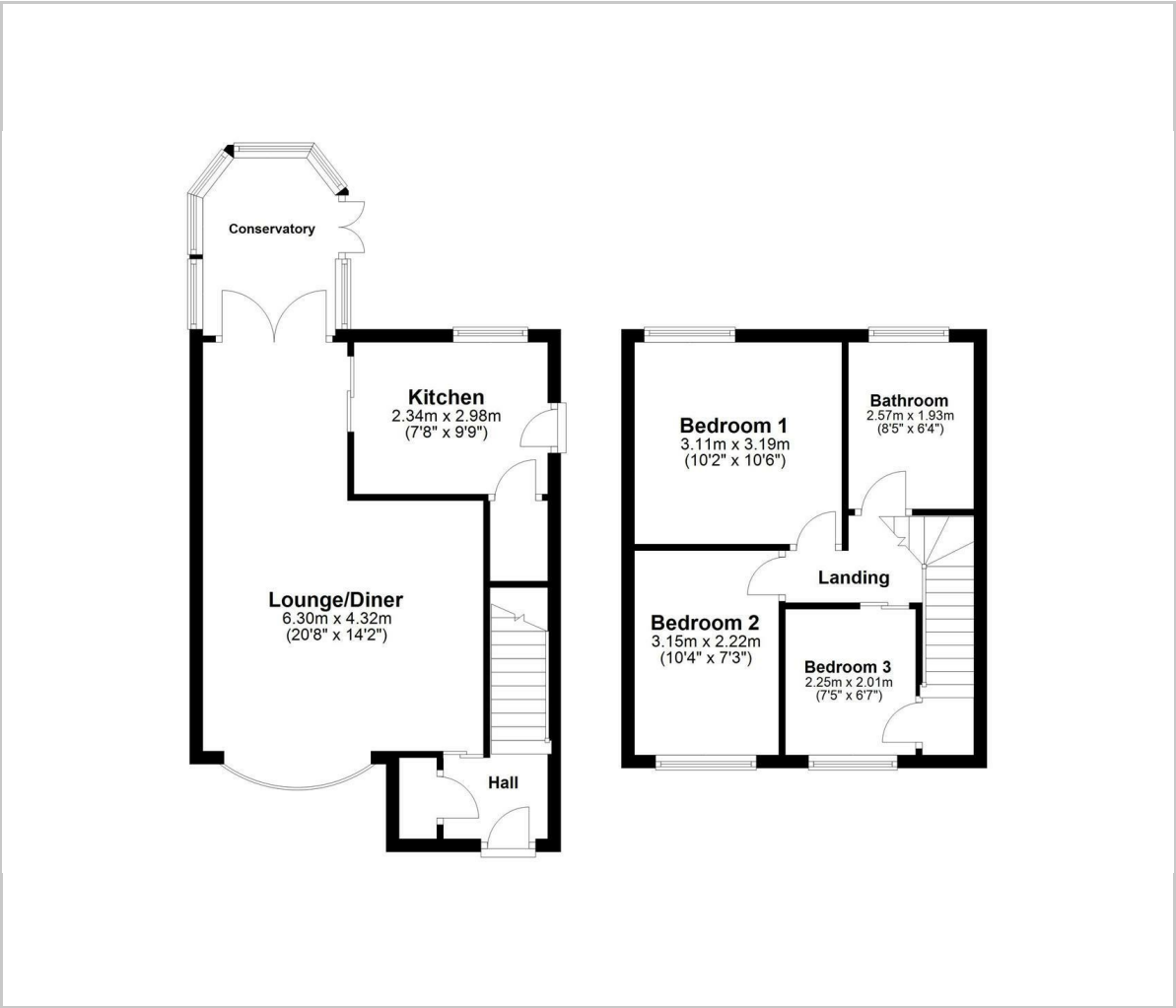
**Outside**

To the front there is a variety of well cared for flower beds and pathway leading to the front door.

There is gated access to the side, the rear offers a manicured lawn, patio area and is planted with variety of shrubs and plants and a shed.

Private access only to a block of garages via a pathway from the rear of the garden all of which is gated and secure.

Floor Plan



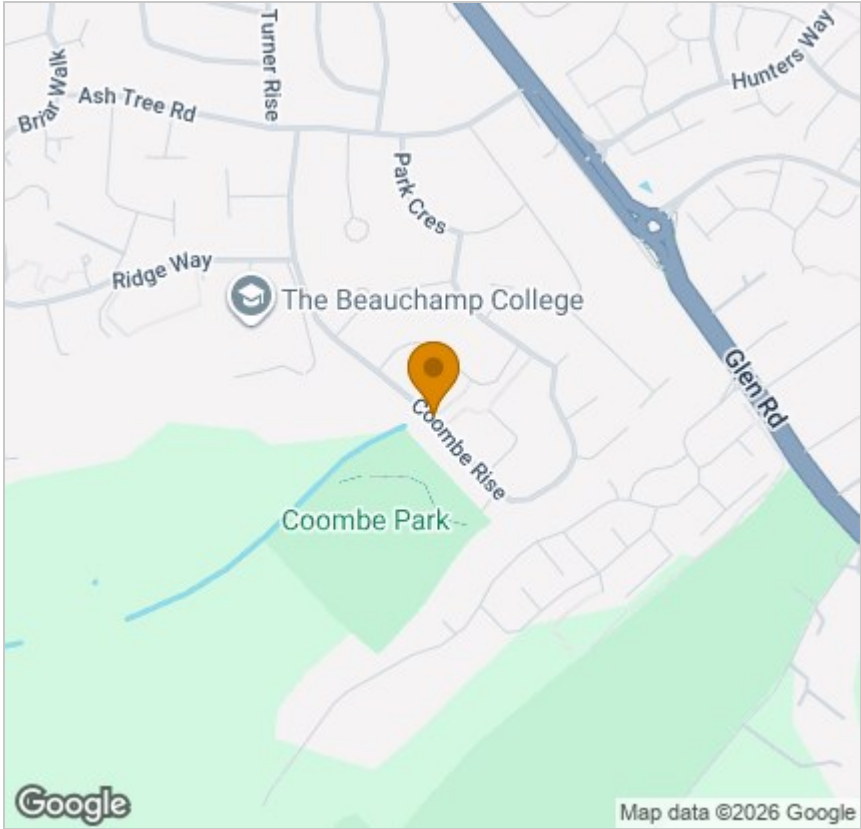
Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

