



Poachers Place, Oadby Leicester LE2 4TW

welcome to

Poachers Place, Oadby Leicester

Located in a quiet cul-de-sac is this detached family home on a corner plot. The accommodation comprises entrance hall, two reception rooms, kitchen, off the first floor landing there are four bedrooms, ensuite to main bedroom, bathroom, driveway, garage and rear garden



Entrance Hall

Having stairs to first floor landing.

Lounge

11' x 13' 8" (3.35m x 4.17m)

Featuring a fireplace with gas fire, radiator, TV point and double glazed window.

Dining Room

8' 10" x 11' (2.69m x 3.35m)

Having double glazed patio door.

Kitchen

9' x 10' (2.74m x 3.05m)

Fitted with a range of wall and base units with roll edge work surfacing over, tiled splashbacks, single drainer sink, oven, four ring gas hob, extractor, tiled flooring, radiator and double glazed window.

Utility Room

5' 1" x 6' 1" (1.55m x 1.85m)

There is a single drainer sink, plumbing for washing machine, space for further appliance, boiler and double glazed window.

Wc

Fitted with a wash hand basin, WC, tiled flooring and double glazed frosted window.

First Floor Landing

Having access to loft and airing cupboard.

Bedroom One

11' x 12' 1" (3.35m x 3.68m)

There are fitted wardrobes, radiator and double glazed window.

Ensuite

Fitted with a shower cubicle, wash hand basin, WC, radiator, extractor, shaver point, tiled flooring, storage cupboard and double glazed frosted window.

Bedroom Two

8' x 9' 1" (2.44m x 2.77m)

Having a radiator and double glazed window.

Bedroom Three

8' x 10' 1" (2.44m x 3.07m)

There are fitted wardrobes, radiator and double glazed window.

Bedroom Four

8' x 9' (2.44m x 2.74m)

Having a radiator and double glazed window.

Bathroom

Fitted with a suite comprising of a bath with shower over, pedestal wash hand basin, WC, shaver point, extractor, radiator and double glazed frosted window.

Outside Front

To the front of the property there is a driveway, lawn and shrub borders.

Garage

8' 1" x 17' 2" (2.46m x 5.23m)

Having up and over door, shelving, power & lighting and door to the house.

Rear Garden

The enclosed rear garden has a lawn, patio, path to a shed, flower beds, shrubs and fruit trees which includes apple, pears, plum and fig.



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Poachers Place, Oadby Leicester

- Entrance Hall with WC
- Lounge, Dining Room & Kitchen
- Four Bedrooms
- Bathroom & Ensuite
- Driveway, Garage & Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£410,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD108132 - 0006

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