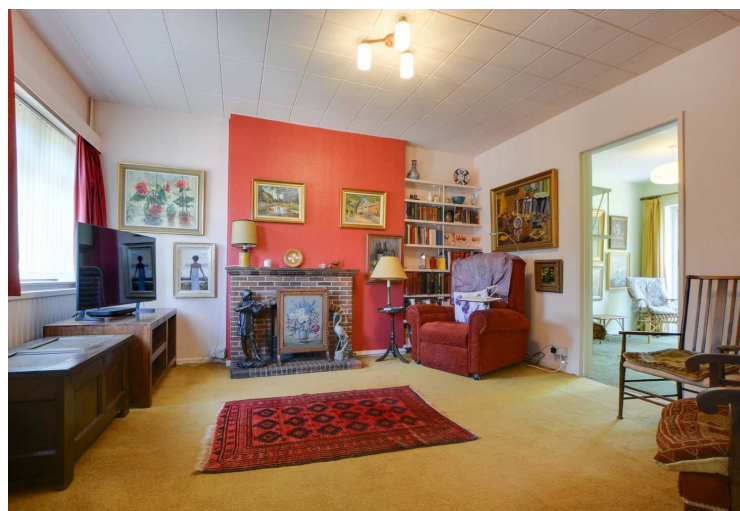




Glen Way, Oadby

Offers in Excess of £325,000 Freehold

A charming 3-bed period semi-detached home in Oadby! Features 3 reception rooms, mature rear garden, garage, driveway, and exclusive direct access to a private, secluded parkland to the rear.





Entrance Hall

Entered via a solid composite double-glazed door. Stairs providing access to the first-floor landing, radiator.

Reception Room One

13' 6" x 12' 3" (4.11m x 3.73m)

Double-glazed windows to front and side elevations.

Chimney breast incorporating an open fire with brick surround and tiled hearth, book shelving, television point, radiator, and door providing access to the dining room.

Reception Room Two

10' 8" x 7' 11" (3.26m x 2.41m)

Double-glazed sliding patio doors to the rear elevation, overlooking the rear garden: additional bookshelves and a radiator.



Dining Kitchen

10' 9" x 10' 7" (3.28m x 3.23m)

(into maximum). With a range of base and wall units with rolled-edge laminated work surfaces incorporating a sink and drainer and mixer tap, tiled splashbacks. Space for an independent standing 4-ring electric hob and double oven, plumbing for a washing machine, space for a further appliance, walk in pantry.



Lobby

Provides access to the rear garden via a glazed door, with an additional gate providing access to the front/side. Door providing access to the garage, and an opening providing access to the sun room.

Sun Room

8' 7" x 7' 11" (2.61m x 2.41m)

Double-glazed window to rear elevation, double-glazed sliding patio doors to side elevation. Tucked away in the corner is a low-level WC and a wash hand basin.

First Floor Landing

Double-glazed window to the side elevation. Access to an insulated loft and large storage cupboard.

Bedroom One

13' 7" x 9' 5" (4.14m x 2.87m)

Double-glazed windows to front elevation, built-in wardrobes, radiator.

Bedroom Two

10' 8" x 9' 11" (3.24m x 3.03m)

(into maximum). Double-glazed window to the rear elevation, built-in base and wall cupboards, radiator.

Bedroom Three

9' 0" x 8' 11" (2.74m x 2.71m)

Double-glazed windows to front and side elevations, book shelving, radiator.









Shower Room

8' 10" x 8' 7" (2.68m x 2.61m)

Obscure double-glazed window to rear elevation, shower cubicle with shower screen and shower head over, wash hand basin with under-basin storage, additional built-in cupboard, tiled splashbacks, wall-mounted feature radiator.

WC

Separate low-level WC, double-glazed window to side elevation.

Front Garden

Nicely maintained garden with a pathway providing access to the front door.

Rear Garden

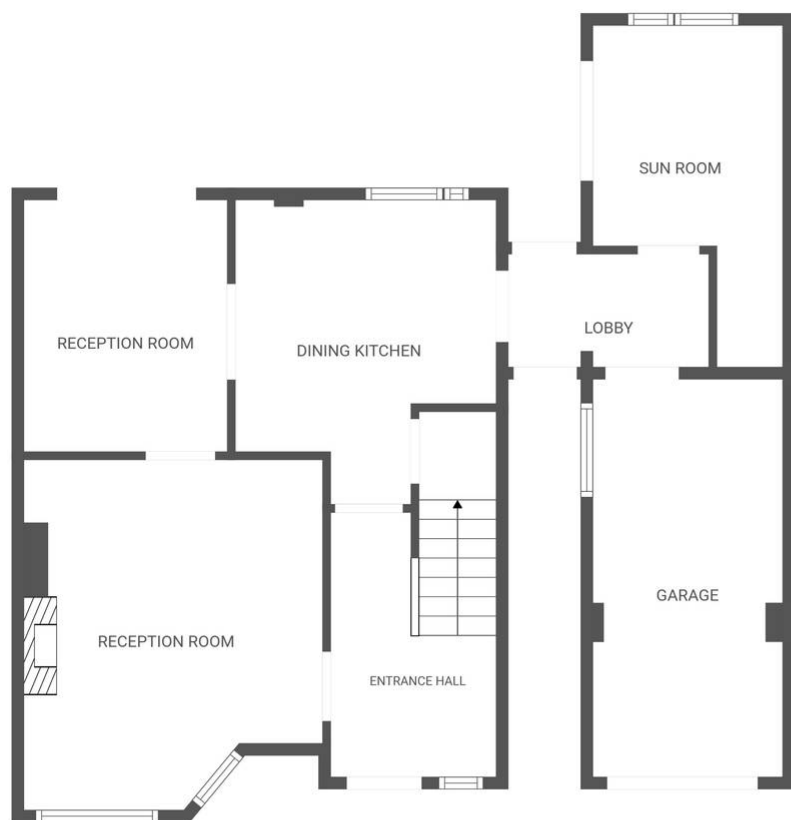
Patio seating area leading to a lawn, mature and established flower beds, additional gravel patio seating area, spacious brick garden shed and fenced perimeter borders. Enjoying access to a private, secluded park to the rear, reserved exclusively for the neighbouring properties with private access rights.

Driveway

For one vehicle.

Garage

The garage benefits from an electric door with remote control operation.



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: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

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