



Bollington Road, Oadby

Offers Over £375,000 Freehold

A four-bedroom detached family home in Oadby with versatile living space, including a ground-floor bedroom and private side access. Features a rear garden, driveway parking and flexible layout.





Hallway

Features a small window at the base of the stairs and a radiator.

Downstairs WC

9' 2" x 2' 7" (2.80m x 0.80m)

Includes a window, sink, toilet, and the Glow-worm boiler.

Living Room

15' 9" x 11' 2" (4.80m x 3.40m)

With a window to the front elevation, a radiator, and an open archway leading to the dining room.

Dining Room

12' 2" x 8' 6" (3.70m x 2.60m)

Access via archway, radiator, and large floor-to-ceiling sliding patio doors to the rear elevation.

Conservatory

11' 6" x 8' 10" (3.50m x 2.70m)

With windows to the side and rear elevations, half-brick construction and a radiator

Kitchen

12' 10" x 8' 6" (3.90m x 2.60m)

With a window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, including an electric oven/hob, a built-in dishwasher, and space for a washing machine.





Playroom

12' 2" x 6' 11" (3.70m x 2.10m)

Door leading to the front elevation, a window, and a radiator.

Ground Floor Bedroom

11' 2" x 6' 7" (3.40m x 2.00m)

With a Built-in cupboard, radiator, window, and door to the rear garden.

Landing

With a window at the top of the stairs.

Family Bathroom

7' 3" x 5' 7" (2.20m x 1.70m)

With a WC, sink, shower over the bath, and towel radiator, tiled flooring, tiled walls and vinyl lino flooring.

Bedroom One

13' 1" x 10' 2" (4.00m x 3.09m)

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

Bedroom Two

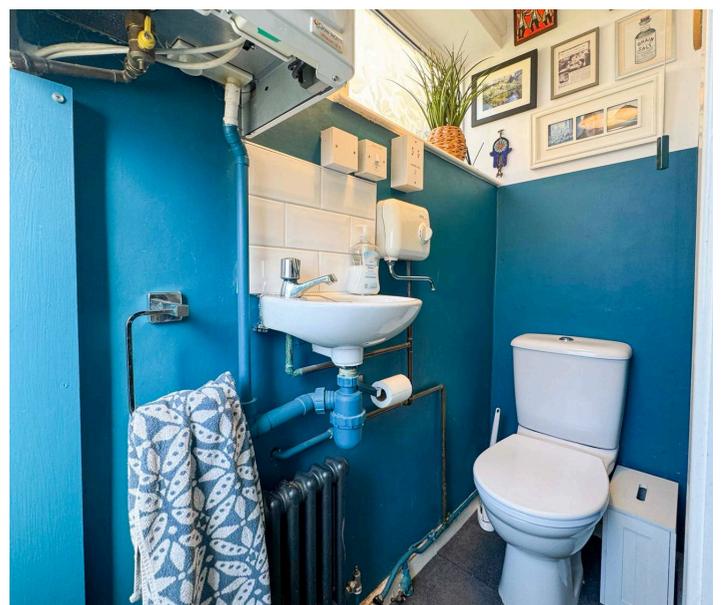
12' 2" x 11' 6" (3.70m x 3.50m)

With a double-glazed window to the rear elevation, built-in wardrobes, built-in desk and shelving and a radiator.

Bedroom Three

7' 3" x 6' 7" (2.20m x 2.00m)

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









Garden

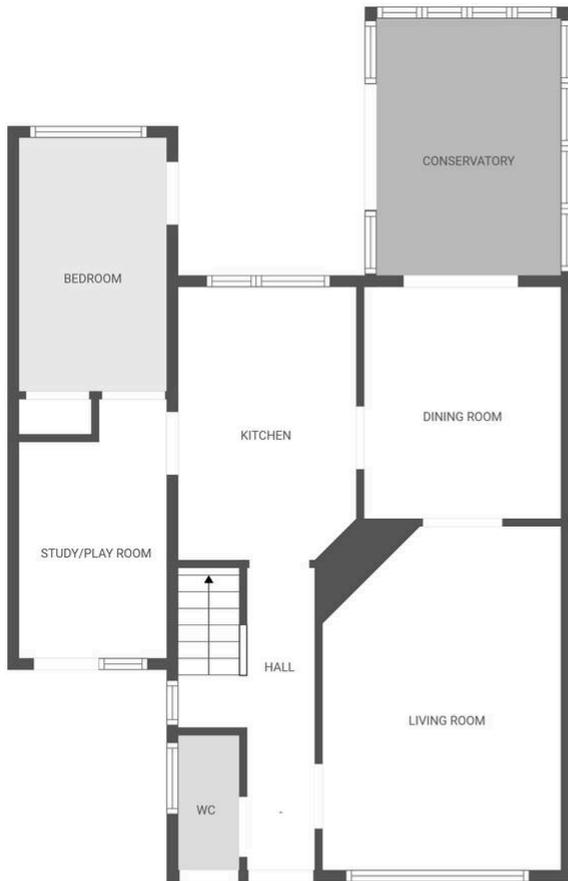
Patio area with steps up to a lawn; includes a sunken trampoline.

Driveway

Paved and stoned; parking for at least two cars.

Garage

Located at the rear, currently used for storage; you cannot park a car inside.



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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

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