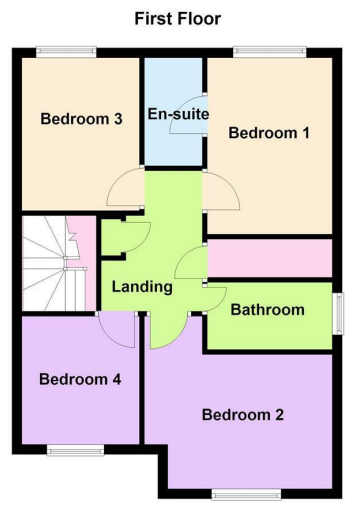
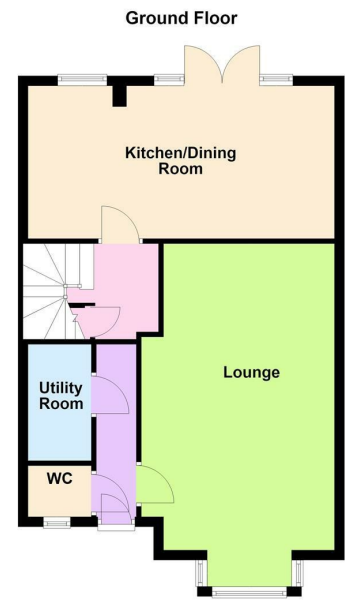


FLOOR PLAN

- DIMENSIONS**
- Entrance Hall
- Downstairs WC
- Lounge
20'4 x 11'5 (6.20m x 3.48m)
- Kitchen Diner
20'4 x 10'2 (6.20m x 3.10m)
- Utility Room
- Landing
- Bedroom One
12'3 x 8'5 (3.73m x 2.57m)
- En Suite
- Bedroom Two
11'8 x 8'1 (3.56m x 2.46m)
- Bedroom Three
10'4 x 7'11 (3.15m x 2.41m)
- Bedroom Four
8'5 x 7'6 (2.57m x 2.29m)
- Family Bathroom



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

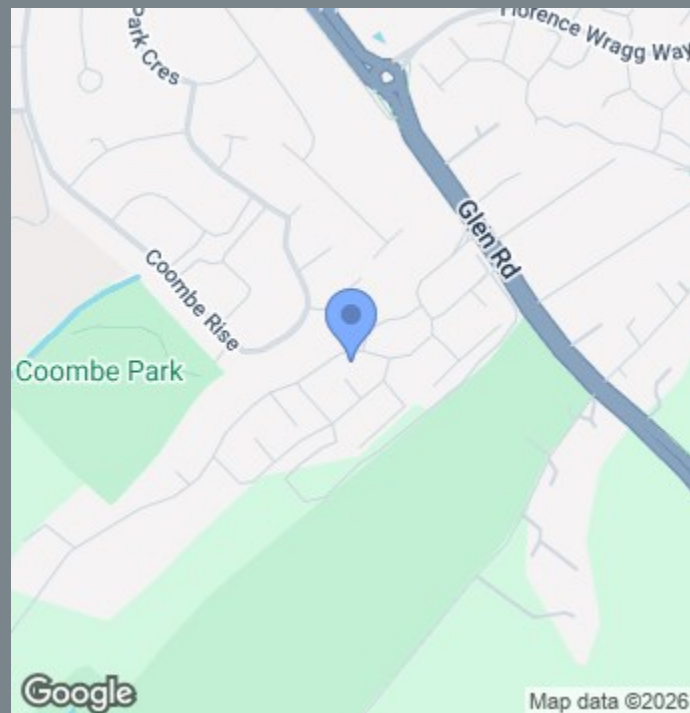
47 Jamie Marcus Way, Oadby, Leicestershire, LE2 4RZ
£400,000

OVERVIEW

- Four Bedroom Detached Family Home
- Stylish Kitchen Diner
- Light And Airy Lounge
- Downstairs WC
- En Suite To Bedroom One
- Enclosed Rear Garden With Patio Area
- Driveway With Detached Garage Including an EV Charging Point
- Freehold, Council Tax E, EER Rating B
- Sought After Area - Must Be Viewed
- NO UPWARD CHAIN

LOCATION LOCATION....

Jamie Marcus Way is located in a modern residential area of Oadby, a sought-after suburb on the south-eastern edge of Leicester. The neighbourhood is quiet, family-friendly, and close to excellent amenities, including Brocks Hill Country Park, local schools, and Oadby's main shopping area on The Parade. It offers a good balance of suburban peace and convenient access to Leicester city centre via the A6 and frequent bus routes. The area is known for its well-kept homes, green spaces, and strong community feel, making it popular with families and professionals alike.



THE INSIDE STORY

Welcome to this stunning detached house located on Jamie Marcus Way in the charming suburb of Oadby, Leicester. Built in 2021, this modern property offers a perfect blend of contemporary design and practical living spaces, making it an ideal family home. As you enter through the front door into the spacious hallway there are doors to all of your downstairs living. The lounge has a bay window to the front allowing lots of daylight to flow through making it a light and airy room, wonderful to relax in. The kitchen is a true highlight, featuring integrated appliances and a breakfast bar that creates a sociable space for family meals or casual dining. This area is perfect for those who enjoy cooking and entertaining, as it seamlessly connects to the living spaces with French doors opening out into the garden. The large understairs storage cupboard is a practical addition, providing extra space for your belongings, while the utility room adds to the functionality of the home. A downstairs wc is another must for any family home. To the first floor are four double bedrooms with bedroom one having built in wardrobes and an ensuite. The family bathroom has a four-piece suite which includes a shower cubicle, bath, low level WC and a wash hand basin. The rear garden is enclosed, laid to lawn, with a patio area perfect for relaxing and entertaining in the summer months. There is a driveway with a detached garage and a useful EV Charging point. No upward chain. Must be viewed to appreciate all this home has to offer.

