



**The Oval, Oadby Leicester LE2 5JB**

welcome to

## The Oval, Oadby Leicester

Stunning house in a lovely location. Please call to book in your viewing on this four bedroom detached family home that really needs to be seen to be fully appreciated. Accommodation comprises entrance hallway, lounge, large open plan kitchen family area and sun room.

### Entrance Hallway

Tiled flooring with underfloor heating, double glazed window, storage cupboards, ceiling lighting, alarm keypad

### W C

Low level wc, wash hand basin, double glazed frosted windows, Tiled flooring with underfloor heating, recessed ceiling lighting.

### Living Room

Tiled flooring with underfloor heating, doubled glazed windows, power points, double glazed windows, strobe and ceiling lighting, power points

### Lounge Dining Area

Tiled flooring with underfloor heating, power points, tv point, double glazed windows, ceiling lighting, gas heating system in storage cupboard, laundry shoot.

### Sun Room

Tiled flooring, double glazed windows, door and roof window.

### Kitchen

Tiled flooring with underfloor heating, base and eye level units, roll edge worktops, tiled splashbacks, 5 ring induction hob with double up ring, extractor, double oven with warming drawers, recessed ceiling lighting, power points

### Outhouse Utility Area

Plumbing for washing machine and dryer, power points, ceiling lighting.

### 1st Floor Landing/Office Area

Loft access with pull down ladder, power points, radiator.

### Bedroom

Double glazed windows, fitted wardrobes, vanity unit, radiator, ceiling lighting, power points.

### En-Suite

Shower cubicle with full body power shower, frosted double glazed window, low level wc, wash hand basin, mirrored radiator, radio mirror, tiled walls, ceiling lighting.

### Bedroom

Double glazed window, radiator, ceiling lighting, power points, tv point

### En-Suite

Shower cubicle, low level wc, wash hand basin, part tiled walls, ceiling lighting, double glazed frosted window, heated towel rail.

### Bedroom

Double glazed windows, power points, two radiators, ceiling lighting, tv point.

### Bedroom

Double glazed windows, power points, radiator, ceiling lighting, tv point.

### Shower Room

Shower cubicle, low level wc, wash hand basin, double glazed frosted window, recessed ceiling spotlights, extractor fan, part tiled walls.

### Driveway

Large Driveway for several vehicles



### Rear Garden

Patio with mainly laid to lawn garden with plant and shrub borders.



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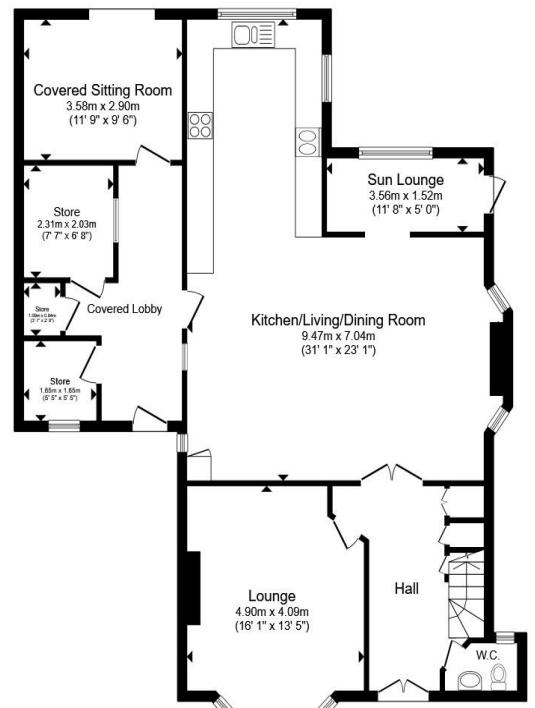
## The Oval, Oadby Leicester

- Entrance Hallway
- Lounge & Open Plan Kitchen Family Area
- Four Bedrooms
- Family Bathroom & En-Suite
- Driveway & Rear Garden

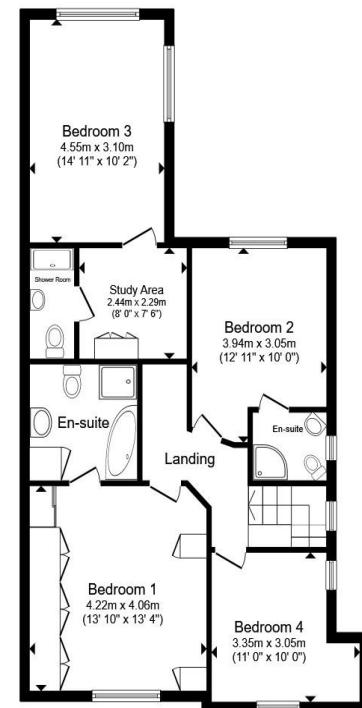
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: G

**£900,000**



Ground Floor



First Floor

Total floor area 192.4 m<sup>2</sup> (2,071 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
OAD108632 - 0002

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