



28 Coombe Rise, Oadby  
£500,000

ANDREW  
GRANGER & CO



# 28 Coombe Rise

Oadby, Leicester

Spacious four-bed detached home in prime Oadby location. Over 2,200 sq ft, modern layout, large garden, garage, top schools nearby, easy access to shops, transport and local amenities.

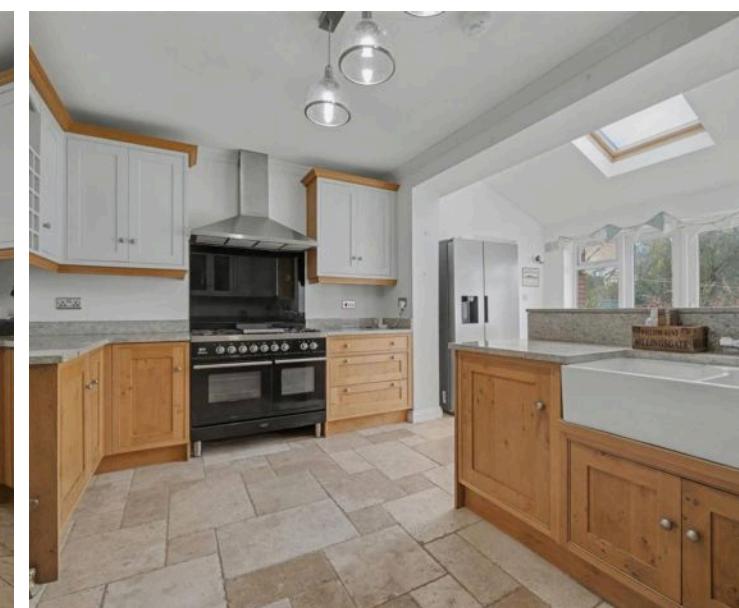
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious four-bedroom detached family home in a highly sought-after Oadby location
- Over 2,200 sq ft of well-planned living space across two floors
- Generous lounge, bright garden room and open-plan kitchen/dining area
- Master bedroom with fitted wardrobes and contemporary en-suite
- Well-proportioned additional bedrooms ideal for family, guests or home working
- Large rear garden with patio, mature planting and a private outlook
- Off-street parking and integrated garage with useful boot-room access
- Close to Oadby Parade, excellent schooling options and strong transport links



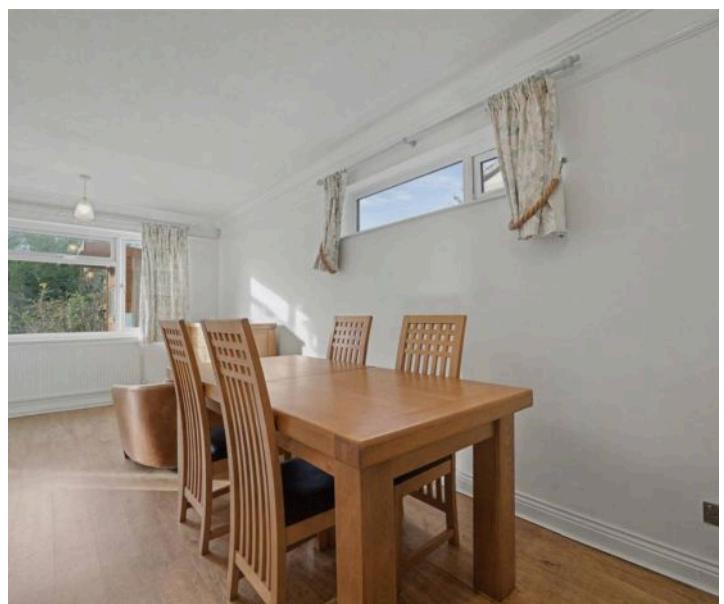


## 28 Coombe Rise

Oadby, Leicester

This spacious four-bedroom detached home offers over 2,200 sq ft of well-designed living space, set on a generous plot in one of Oadby's most sought-after locations. With a well-kept rear garden and a layout ideal for modern family life, it combines comfort, practicality and a welcoming feel throughout.

The property is conveniently placed within easy reach of Oadby Parade, offering a range of shops, cafés and everyday amenities. Excellent transport links include the nearby ring road for quick access to the motorway, Fosse Park and surrounding areas, while Leicester railway station provides direct connections to London St Pancras. Families will appreciate the superb choice of schools, including Brookside Primary, Manor High, Gartree High and Beauchamp College, alongside independent options such as Leicester High School for Girls, Leicester Grammar and The Stoneygate School. Local leisure attractions include major supermarkets, The Leicestershire Golf Club, Leicester Racecourse and the beautiful University of Leicester Botanical Gardens.



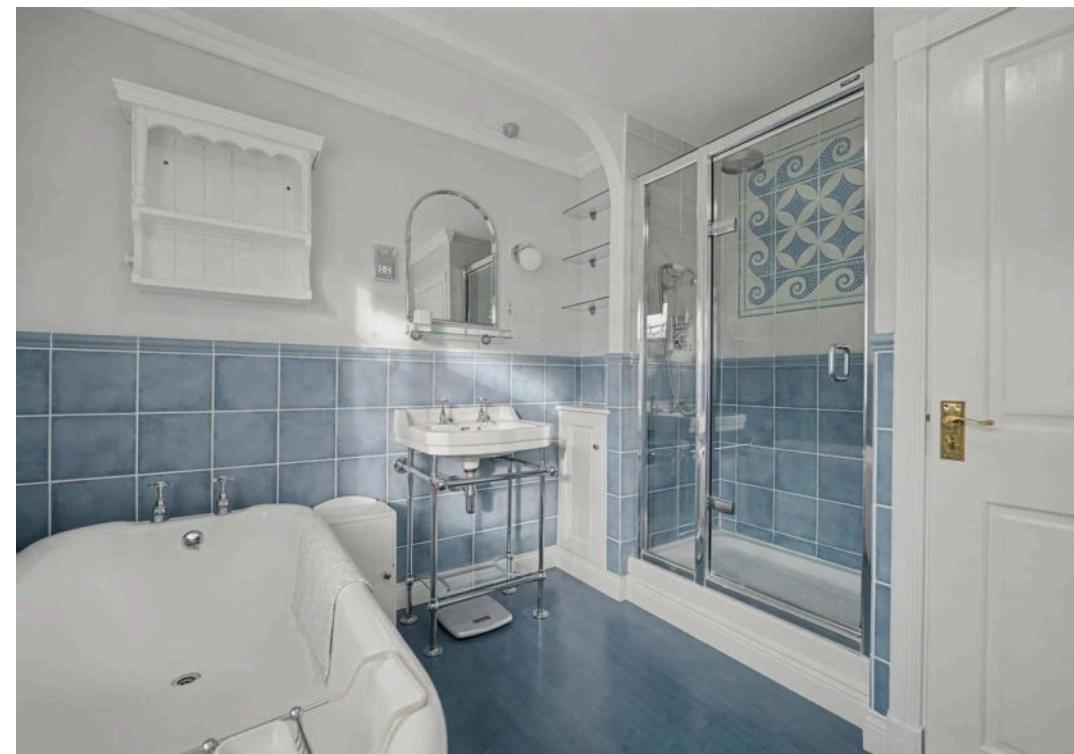
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Oadby, Leicester

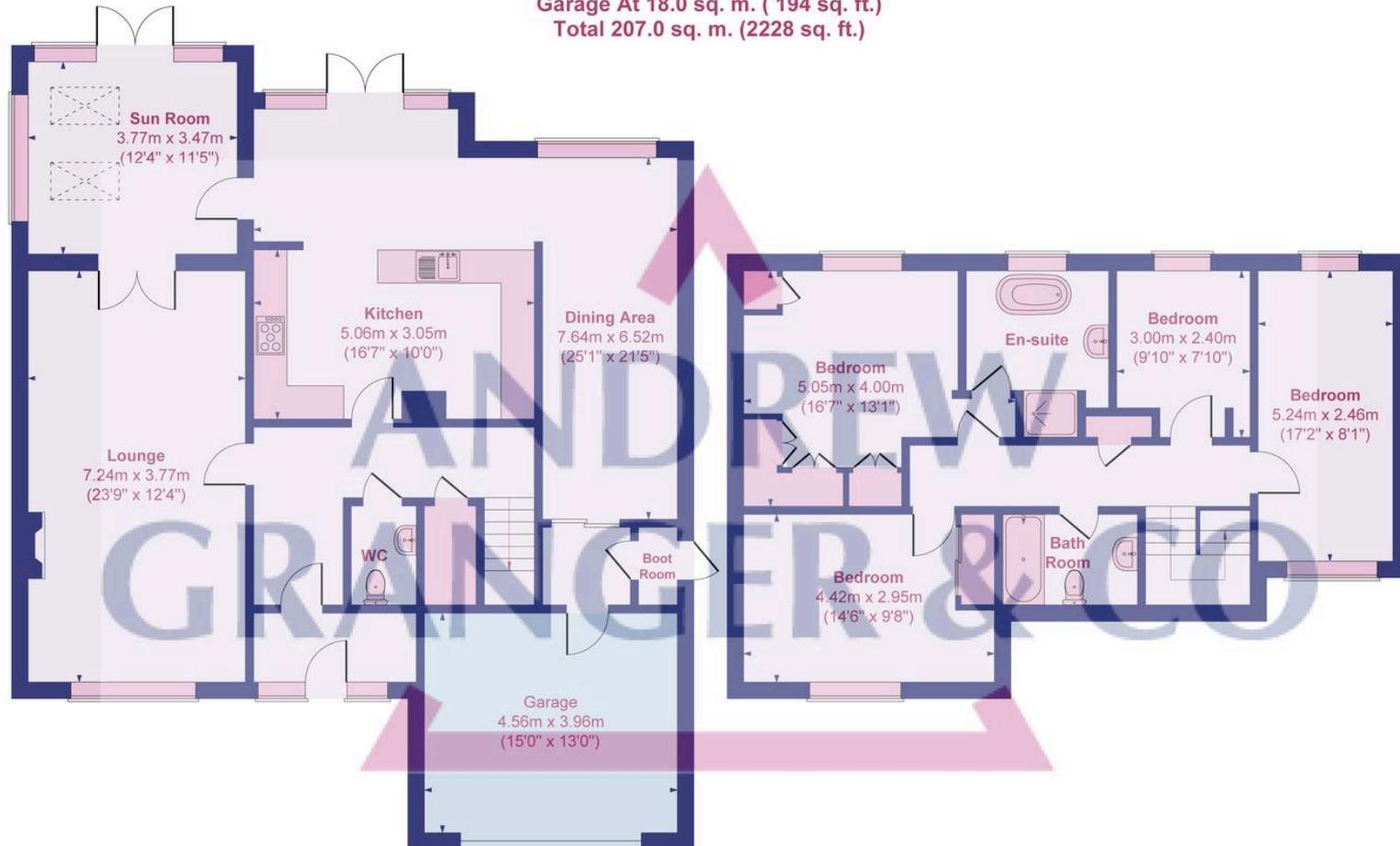
A spacious porch leads into a bright hallway that connects a generous lounge, a sunny garden room and an open-plan kitchen and dining area, perfect for everyday living and entertaining. The ground floor also includes a cloakroom and a useful boot-room entrance offering access to both the dining area and the integrated garage.

Upstairs, a roomy landing leads to four well-proportioned bedrooms. The master features fitted wardrobes and a modern en-suite, while the remaining bedrooms offer ideal spaces for children, guests or home working. A stylish family bathroom completes the floor.

Outside, the property benefits from a low-maintenance frontage with off-street parking and garage access. The rear garden is mainly laid to lawn with a patio area, surrounded by mature planting that provides privacy and a pleasant green outlook.



Approximate Gross Internal Area  
189.0 sq. m. (2034 sq. ft.)  
Garage At 18.0 sq. m. ( 194 sq. ft.)  
Total 207.0 sq. m. (2228 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As  
Built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

## Andrew Granger & Co Oadby

41c The Parade, Oadby - LE2 5BB

01162429922 • leicestersales@sheldonbosleyknight.co.uk • [www.sheldonbosleyknight.co.uk/](http://www.sheldonbosleyknight.co.uk/)

