





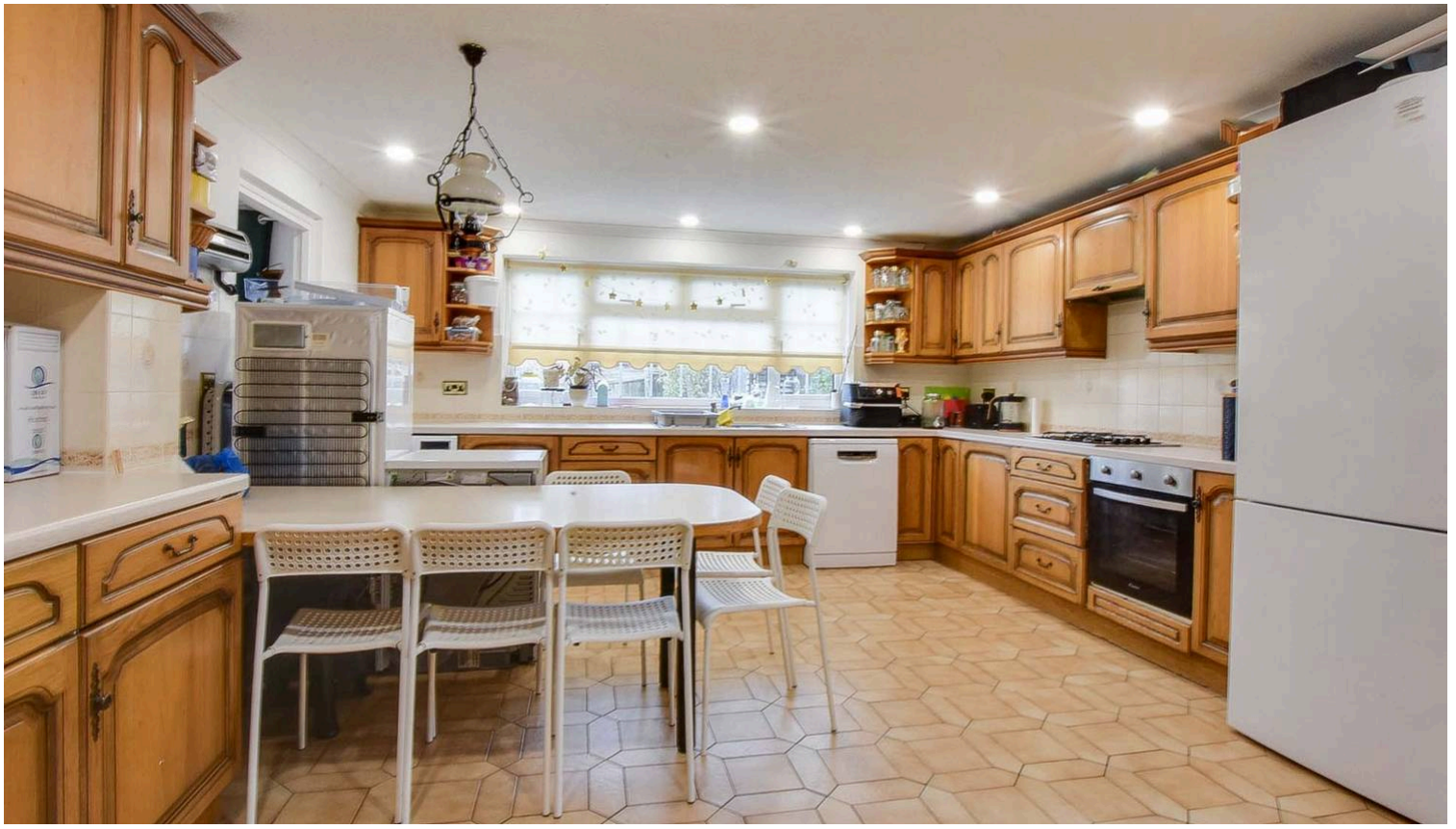
Ledbury Close, Oadby

offers over £400,000

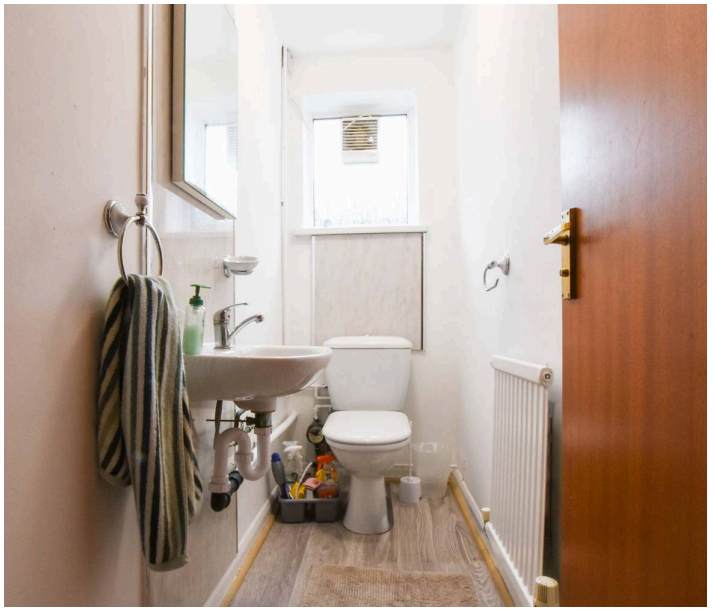
Four-bedroom detached home in a cul-de-sac location in Oadby, offering two reception rooms, extended breakfast kitchen, en-suite, driveway parking and garage.

KB Knightsbridge Estate Agents

0116 271 3333







Entrance Porch
Double-glazed window to the front and side elevations.

Entrance Hall
Double-glazed door to the front elevation, carpet, stairs to the first-floor landing, understairs storage, and a radiator.

Living Room
21' 11" x 11' 8" (6.68m x 3.56m)
Double-glazed bay window to the front elevation, double-glazed sliding doors to the rear elevation (leading to the dining room), gas fire, and two radiators.

Dining Room
11' 10" x 8' 11" (3.61m x 2.72m)
Double-glazed patio door to the rear elevation and one to the front elevation, carpet, and a radiator.

Kitchen
17' 3" x 14' 5" (5.26m x 4.39m)
Double-glazed window to the rear elevation, tiled floor, base and overhead units with part-tiled walls, integrated oven, hob, fan, hand wash basin and drainer unit, and a radiator.

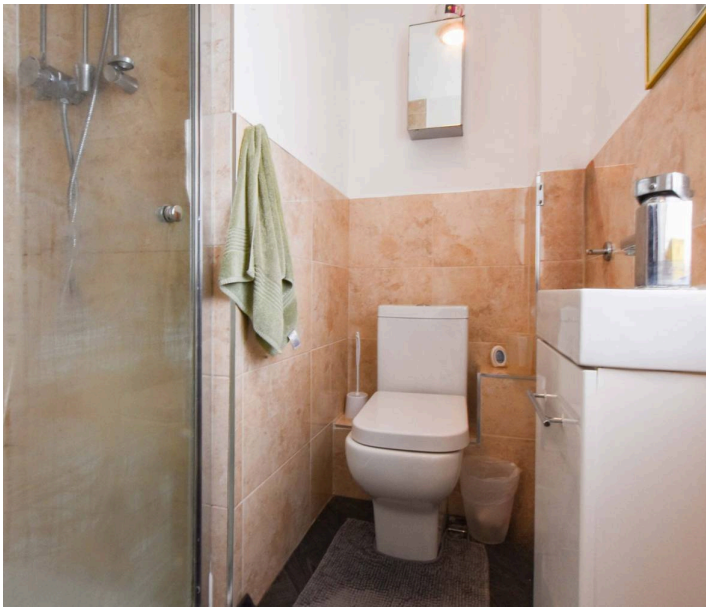
WC
7' 9" x 2' 11" (2.37m x 0.89m)
Double-glazed window to the side elevation, vinyl floor, hand-wash basin, WC, and a radiator.



First Floor Landing
Carpeted with a storage cupboard to the side.

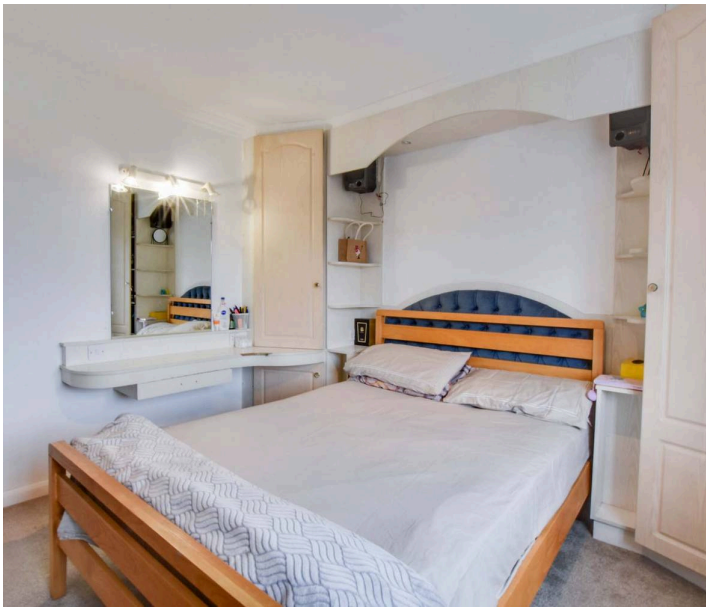
Bedroom One
14' 11" x 11' 3" (4.55m x 3.43m)
Two double-glazed windows to the front elevation, carpet flooring, and a radiator.

En-Suite
5' 7" x 5' 6" (1.70m x 1.68m)
Double-glazed window to the front elevation, vinyl floor, part-tiled walls, shower, WC, hand-wash basin, and a radiator.



Bedroom Two
11' 10" x 10' 5" (3.61m x 3.18m)
Double-glazed window to the rear elevation, fitted wardrobes, carpet flooring, and a radiator.

Bedroom Three
11' 3" x 8' 5" (3.43m x 2.57m)
Double-glazed window to the front elevation, carpet floor, storage cupboard, and a radiator.



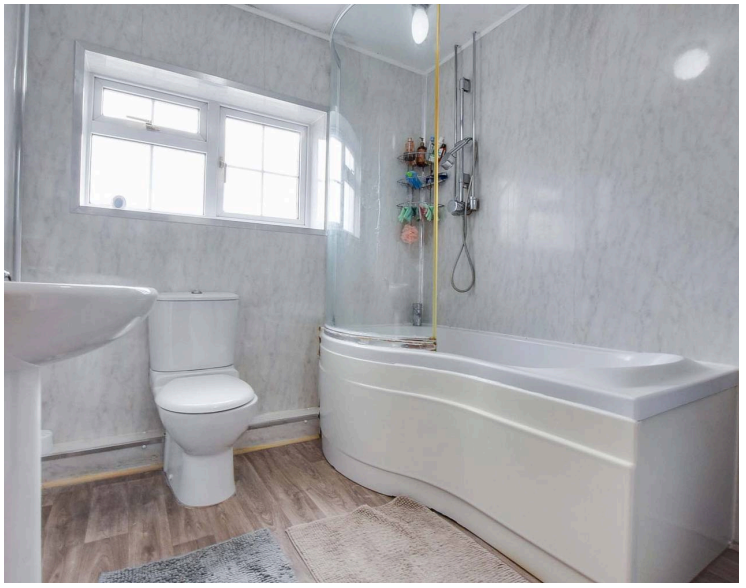
Bedroom Four
7' 4" x 7' 2" (2.24m x 2.18m)
Double-glazed window to the rear elevation, built-in storage cupboard, carpet, and a radiator.






BOSCH







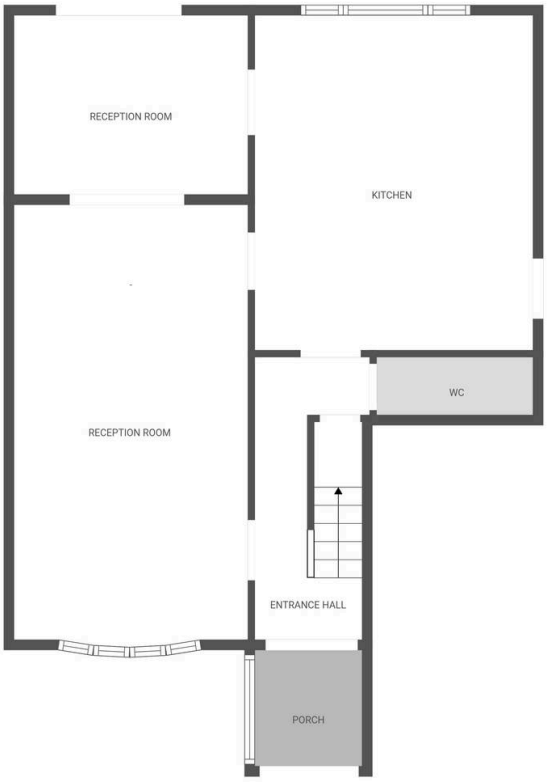
Bathroom
Double-glazed window to the rear elevation, vinyl floor, tiled walls, bath, hand-wash basin, WC, and a towel radiator.

Rear Garden

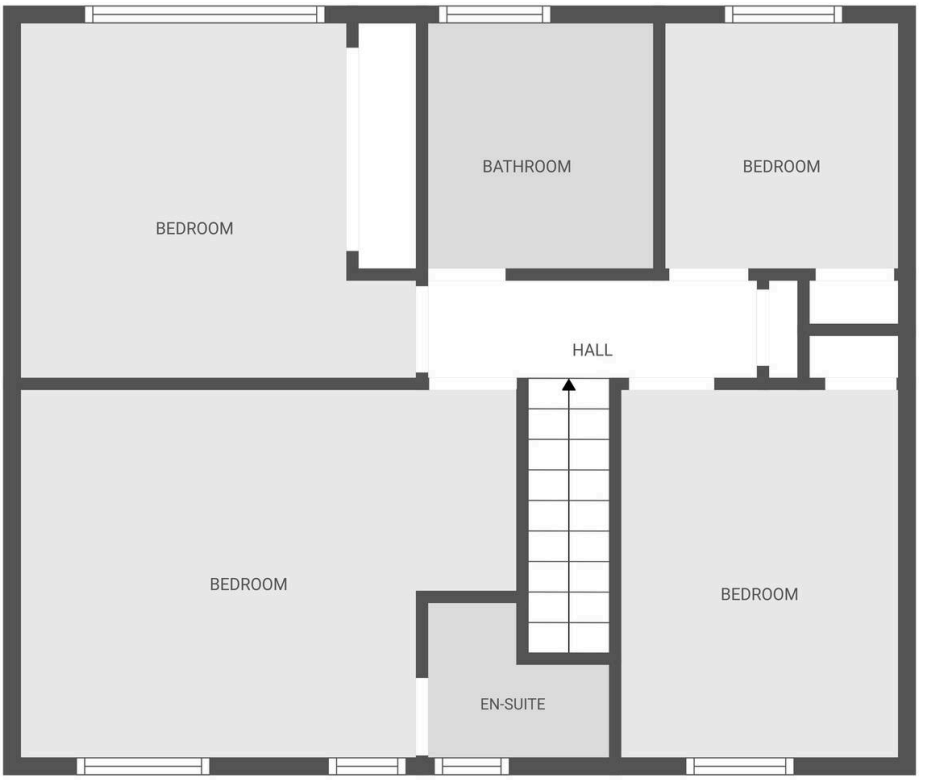
With a lawn, plant and shrub borders, shed and gated side access.

Driveway 2 vehicles
Block paved driveway.

Garage 1 vehicles



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

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