

FLOOR PLAN

DIMENSIONS

Entrance Porch

Lounge  
11'2 x 15'7 (3.40m x 4.75m)

Dining Area  
6'1 x 12'9 (1.85m x 3.89m)

Kitchen  
9'9 x 18'7 (2.97m x 5.66m)

Family Room  
7'4 x 22'0 (2.24m x 6.71m)

Utility Room  
7'4 x 9'4 (2.24m x 2.84m)

Downstairs Cloaks  
3'4 x 4'6 (1.02m x 1.37m)

Bedroom One  
10'0 x 12'1 (3.05m x 3.68m)

Bedroom Two  
9'2 x 9'10 (2.79m x 3.00m)

Bedroom Three  
8'1 x 7'1 (2.46m x 2.16m)

Shower Room  
7'0 x 5'7 (2.13m x 1.70m)



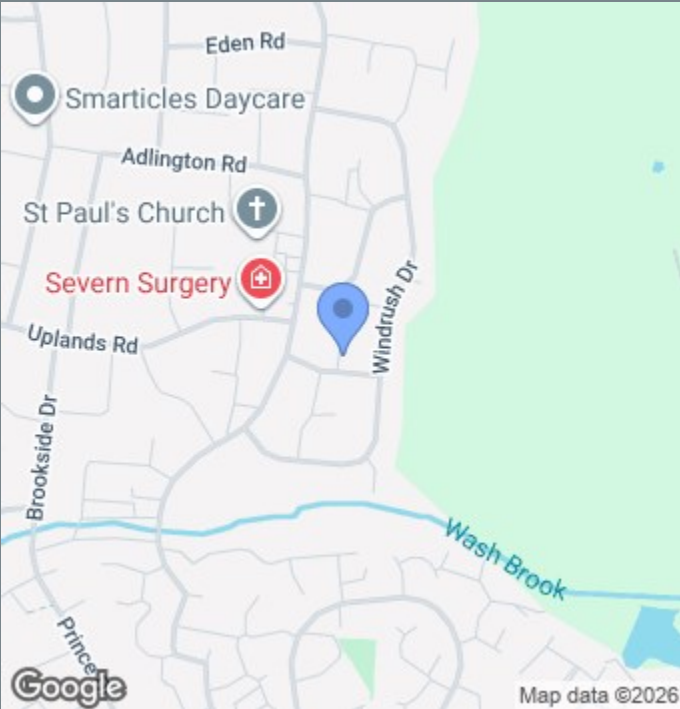
# OVERVIEW

- Semi Detached Family Home
- Open Plan Lounge Diner
- Family Room
- Utility Room and Downstairs Cloaks
- Three Bedrooms - Two Doubles and A Single
- Family Shower Room
- Enclosed Rear Garden and Under Cover Seating Area
- Driveway Offering Parking
- EER Rating, Freehold, Council Tax C
- Must Be Viewed

## LOCATION LOCATION....

Tamar Road enjoys a well-established residential position within the popular Oadby area, making it an appealing choice for families, professionals & those looking to remain within easy reach of Leicester while enjoying a more suburban setting. The road itself is relatively small & residential, connecting with Severn Road, Windrush Drive & Trent Close.

One of the real attractions of this location is the excellent choice of schools close by, with Brookside Primary School & Manor High School both around a quarter of a mile away, while Woodland Grange Primary School & the highly regarded Beauchamp College are also within easy reach. Overall, Tamar Road combines a quieter residential setting with excellent schooling, convenient shopping, green spaces & strong transport connections, making this a particularly attractive part of Oadby for family living.



## THE INSIDE STORY

Nestled on the charming Tamar Road in Oadby, Leicester, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Bedrooms one and two are thoughtfully equipped with fitted wardrobes, providing ample storage and a tidy living environment.

The heart of the home is the wonderful lounge and dining area offering the versatility to suit any growing family. There is additionally a family room which the current owners use as a dining room, perfect for family meals or formal entertaining. The fitted kitchen has an array of wall and base units, eye level double oven, integrated dishwasher and space for a fridge freezer, a lovely pantry and a small breakfast bar.

To the first floor are three bedrooms two doubles both having fitted wardrobes and a single. The bathroom is practical and stylish, complete with a shower cubicle, , wash hand basin, and low-level W C, ensuring all your daily needs are met with ease.

Step outside to discover a lovely undercover seating area, perfect for enjoying the outdoors, whether it be for morning coffee or evening relaxation. This space adds a wonderful dimension to the property, allowing for year-round enjoyment of the garden. Th garden has an easy to maintain astro turf lawn and a small patio area too.

The front has a driveway providing off road parking for two cars.

Located in the sought-after area of Oadby, this home is well-positioned for local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. This semi-detached house on Tamar Road is not just a property; it is a place where memories can be made. Must be viewed ti truly appreciate all this home has to offer.

