Smore Slade Hills, Oadby

Offers in Excess of £460,000 Freehold

A charming 4-bed detached family home in the popular Oadby Grange. Features 3 reception rooms, a large conservatory, en-suite, driveway parking, and a lovely rear garden. Chain-free!

KB Knightsbridge Estate Agents
0116 271 3333

Entrance Hall
Entered via a double-glazed door, stairs providing access to the first-floor landing, radiator with a feature radiator cover.

Living Room/Reception Room
14' 8" x 11' 9" (4.46m x 3.58m)
Light and airy living space with natural light flowing through a double-glazed window to the rear elevation. Features a living flame gas fire with a marble surround and hearth, coving to the ceiling, television point, dado rail, and a radiator.

Dining Room/Reception room
10' 9" x 8' 8" (3.27m x 2.63m)
Natural light flows through double-glazed sliding patio doors, providing access to the conservatory. Includes coving to the ceiling and a radiator.

Double Glazed Conservatory
12' 0" x 10' 1" (3.65m x 3.07m)
Plenty of natural light flows through double-glazed windows to the side and rear elevations. Features a glazed roof allowing further natural light, double-glazed French doors providing views and access to the rear garden, ceramic tiled flooring with underfloor heating, and power points.

Reception Room / Optional Fifth Bedroom
10' 11" x 7' 9" (3.32m x 2.36m)
Natural light flows through a double-glazed window to the side elevation, coving to the ceiling. Includes a door to a storage area.

Storage Area
7' 9" x 6' 2" (2.36m x 1.89m)
Previously, the garage.

Kitchen
10' 6" x 8' 8" (3.21m x 2.64m)
Double-glazed window to the front elevation. Fitted with a range of well-maintained oak base and wall units, roll-edge laminated work surfaces, and a sink drainer with a mixer tap. Integrated appliances include an inset 4-ring gas hob and an oven with an extractor hood over. Plumbing is available for a dishwasher, and there is space for a fridge. Finished with tiled splashbacks and spotlights.

Utility Area
5' 7" x 4' 10" (1.71m x 1.47m)
Features additional cupboard storage space, a roll-edge laminated work surface, and a door providing access to the side.

Downstairs WC
With a sink and WC.

First Floor Landing
Built-in cupboard and a loft inspection hatch.
Bedroom One
11' 6" x 9' 3" (3.50m x 2.81m)
Plenty of natural light through a double-glazed window to the front elevation. Features built-in wardrobes with mirrored doors, a radiator, and access to the en-suite.

En-Suite Shower Room
5' 10" x 5' 5" (1.79m x 1.64m)
Obscure double-glazed window to the front elevation, shower cubicle with a shower head over, low-level WC, wash hand basin, tiled splashbacks, and a radiator.

Bedroom Two
10' 7" x 8' 8" (3.22m x 2.63m)
Double-glazed window to the rear elevation, built-in wardrobes, and a radiator.

Bedroom Three
10' 4" x 8' 2" (3.14m x 2.48m)
Double-glazed window to the front elevation, built-in wardrobes, and a radiator.

Bedroom Four
11' 6" x 8' 2" (3.50m x 2.48m)
Double-glazed window to the rear elevation and a radiator.

Bathroom
6' 6" x 5' 7" (1.99m x 1.70m)
Obscure double glazed window to the rear elevation, bath, low-level WC, wash hand basin, tiled splashbacks, and a radiator.

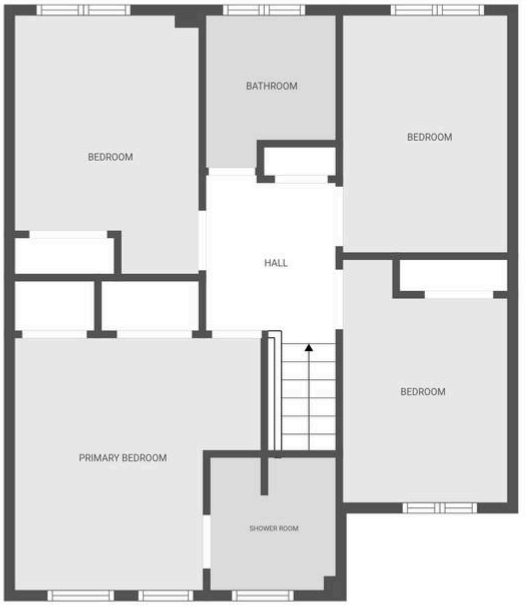
Front Garden

Features a lawn area with flower beds, access to the front door, and a low-maintenance tarmac driveway.

Rear Garden

Well-maintained lawn with mature and established flower beds, a garden shed, and well-maintained fenced perimeter borders.

Ground floor



1st floor

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

Driveway

Tarmac finish, accommodating off-road parking for 2 vehicles.

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

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

We'll keep you moving...

We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.