



## 32 Ringers Spinney, Oadby

Offers Over £600,000 Freehold

Detached 3-bedroom bungalow on one of Oadby's most prestigious addresses, set on approx 0.3 acre plot. Ideal redevelopment, refurbishment or extension opportunity (STPP) with a large rear garden.



0116 274 5544





#### **Entrance Hall**

An L-shaped hallway that wraps around to the left-hand side, carpet flooring, a storage cupboard to the rear, and a radiator.

#### **Reception Room**

18' 11" x 12' 0" (5.77m x 3.66m)

With a double-glazed bay window to the front elevation, double-glazed patio doors to the rear elevation, carpet flooring, a serving hatch to the kitchen, and three radiators.

#### **Kitchen**

12' 11" x 9' 1" (3.94m x 2.77m)

With a double-glazed window to the rear elevation, a serving hatch to the lounge, tiled floor, a sink and drainer unit with a range of wall and base units with work surfaces over, and a radiator.

#### **Bedroom One**

13' 11" x 12' 0" (4.24m x 3.65m)

With a double-glazed window to the front elevation, carpet flooring, and a radiator.

#### **Bedroom Two**

11' 11" x 10' 3" (3.63m x 3.13m)

With a double-glazed window to the rear elevation, two storage cupboards, carpet flooring, and a radiator.

#### **Bedroom Three**

9' 1" x 6' 11" (2.77m x 2.10m)

With a double-glazed window to the side elevation, a storage cupboard to the rear, carpet flooring, and a





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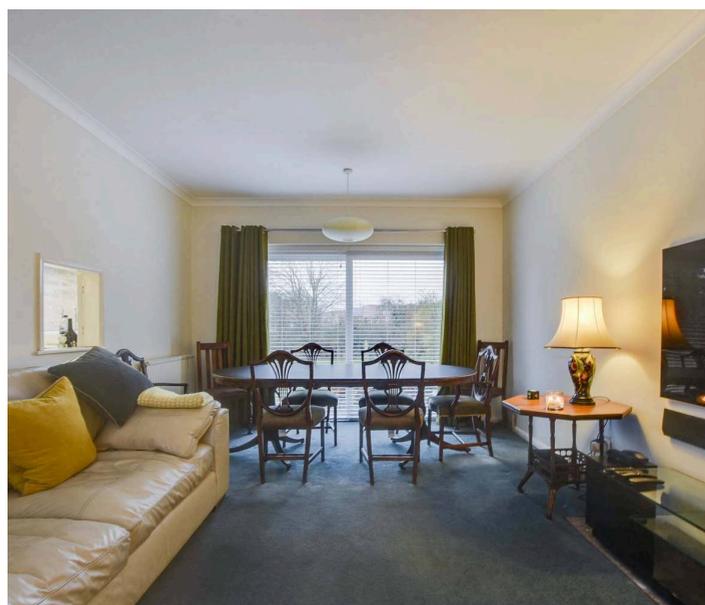
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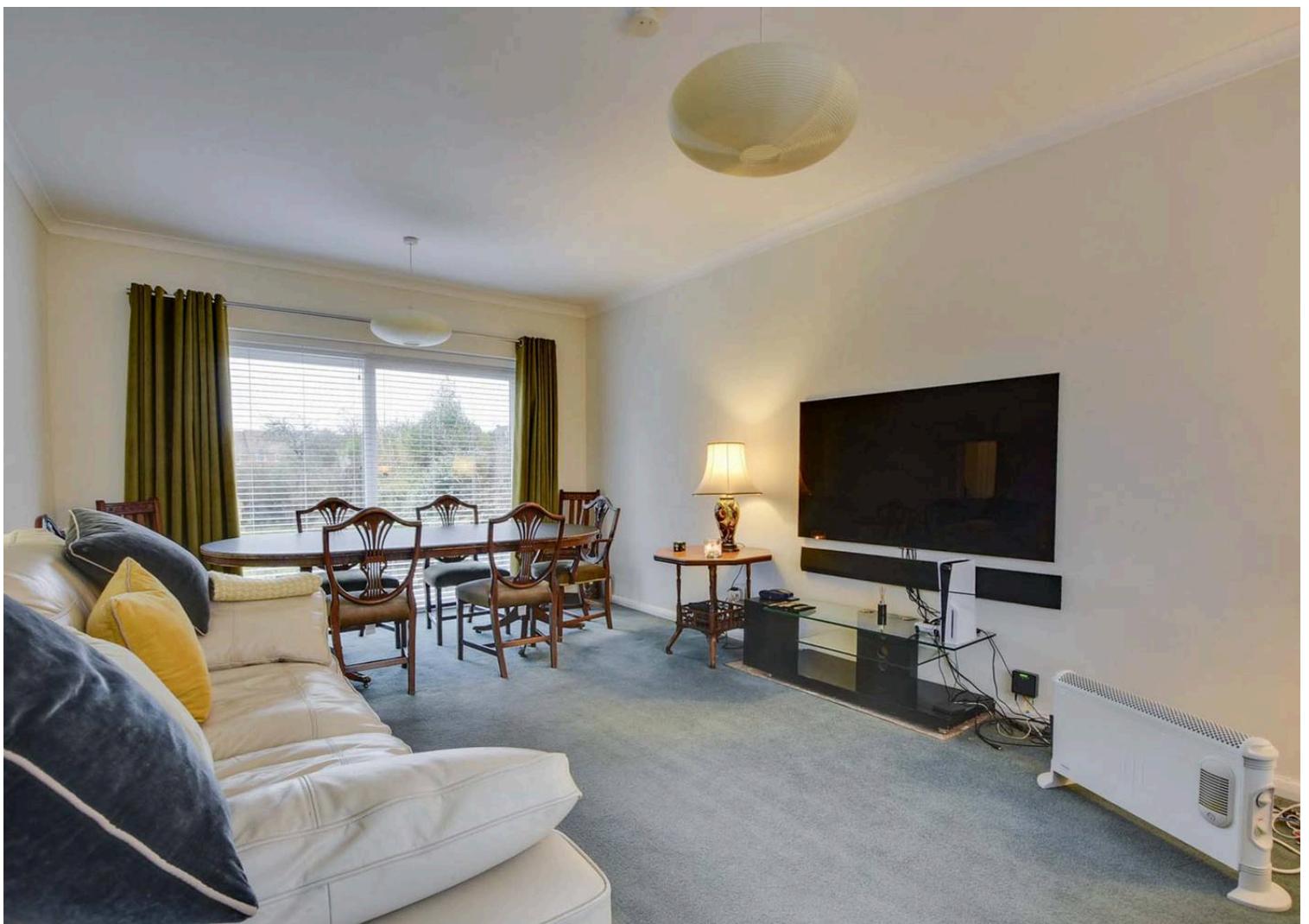
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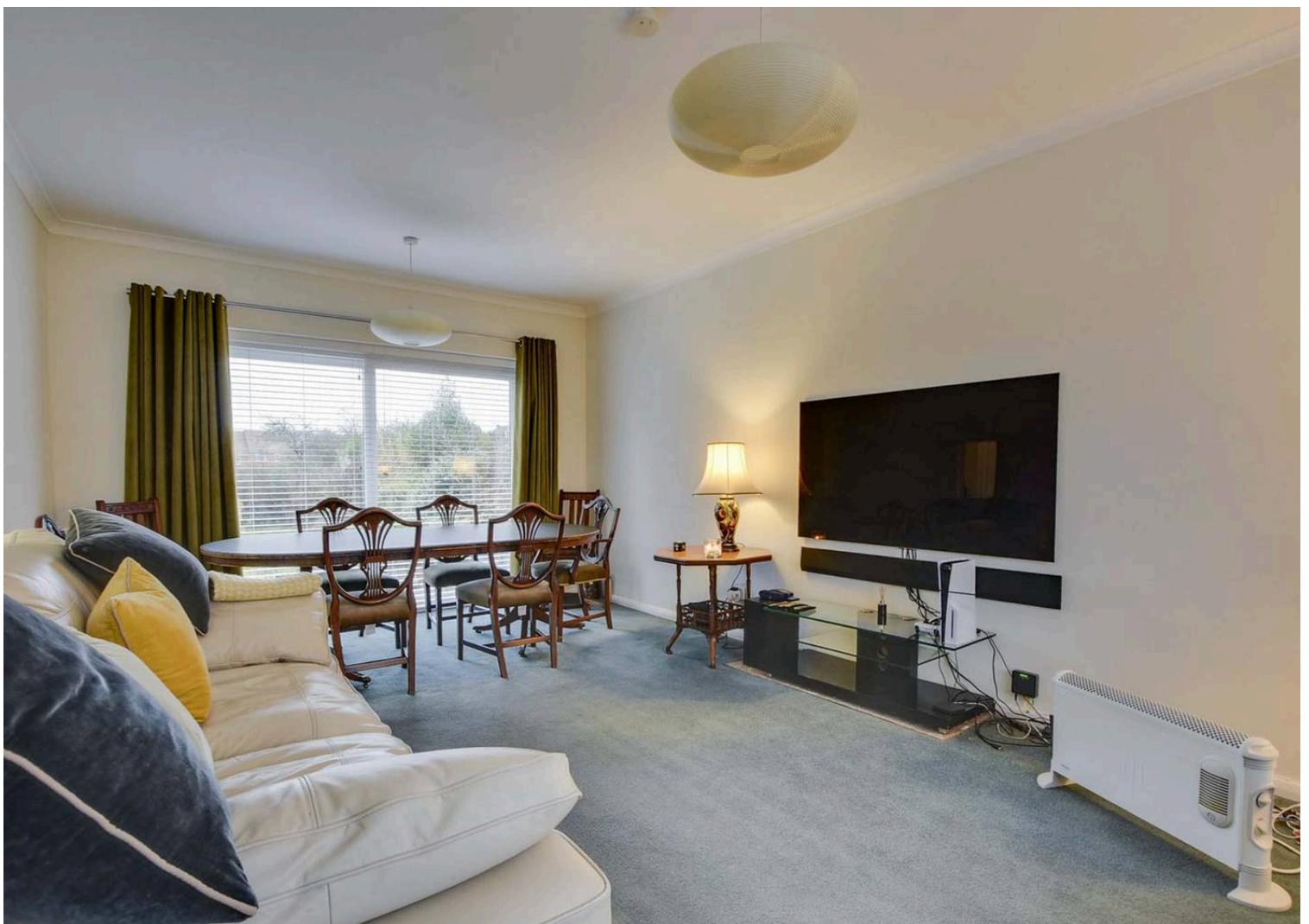
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## REAR GARDEN

Predominantly laid to lawn, with a generous plot extending a considerable distance to the rear.



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

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**We'll keep you moving...**





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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: E

EPC Environmental Impact Rating: F

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