



45 Turner Rise, Oadby, Leicester, LE2 5SH

Offers Over **£350,000**



Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

45 Turner Rise

Oadby, Leicester, LE2 5SH

Spacious Extended three-bedroom semi-detached in sought-after Oadby. Features lounge, dining area, modern kitchen, driveway, storage, and family bathroom. Close to schools, amenities, and transport links.

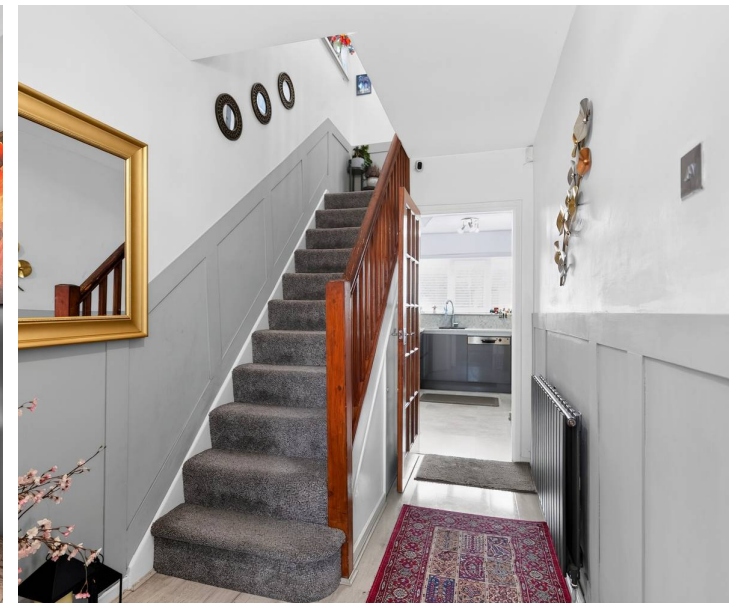
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended three-bedroom semi-detached family home
- Sought-after residential location in Oadby
- Driveway providing off-road parking
- Generous rear garden with excellent outdoor space
- Excellent transport links to Leicester city centre and major road networks
- Convenient access to Oadby town centre amenities, supermarkets and leisure facilities







Total floor area 0.0 sq.m. (0 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Andrew Granger & Co (Part Of Sheldon Bosley Knight)

41c The Parade, Oadby, Leicester, LE2 5BB

01162429922 · oadbysales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk

Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.