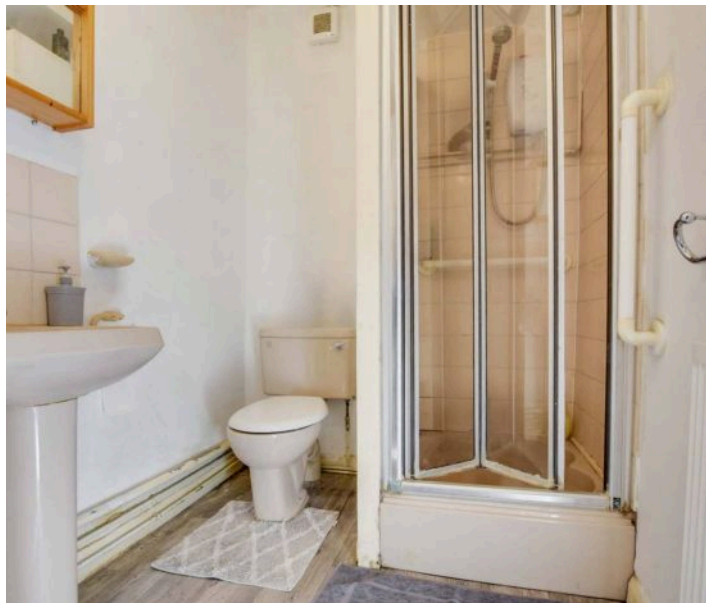


Ridgeway, Oadby

£450,000

A fantastic opportunity to acquire a substantial 4-bedroom detached home in the heart of Oadby. Featuring 3 reception rooms, a large rear garden, and ample parking, this property offers incredible potential for modernisation.





Entrance Porch

Accessed via single-glazed door to the front of the property.

Hallway

Welcoming entrance hall featuring a single-glazed window to the front, wood flooring, a radiator, and stairs rising to the first-floor landing

Downstairs WC

7' 0" x 2' 10" (2.13m x 0.87m)

With a secondary-glazed window to the front. Finished with tiled flooring and walls, a WC, hand wash basin with under-cupboards, and a towel rail.

Study

11' 1" x 8' 11" (3.37m x 2.72m)

Featuring a double-glazed window to the front and a secondary-glazed window to the side. Includes fitted wardrobes along one wall, carpet flooring, and a gas radiator.

Downstairs Shower Room

9' 0" x 5' 5" (2.75m x 1.65m)

Fitted with laminate flooring, a shower cubicle with electric shower, hand wash basin, WC, and a radiator.



Lounge

24' 4" x 16' 10" (7.41m x 5.13m)

An L-shaped lounge measuring 7.41m front to back, with a width ranging from 2.46m to 5.13m. The room benefits from a secondary-glazed square bay window to the front and a secondary-glazed door to the rear leading into the conservatory. Finished with carpet flooring, a gas fire, and two gas radiators.

Conservatory

A versatile conservatory providing additional living space, ideal for use as a sitting area, dining space, or garden room.

Kitchen

14' 2" x 5' 10" (4.32m x 1.79m)

The kitchen features a single-glazed window to the rear, tiled flooring, side and overhead units, an integrated hob, integrated double oven, and an integrated sink with draining unit.

Utility Room

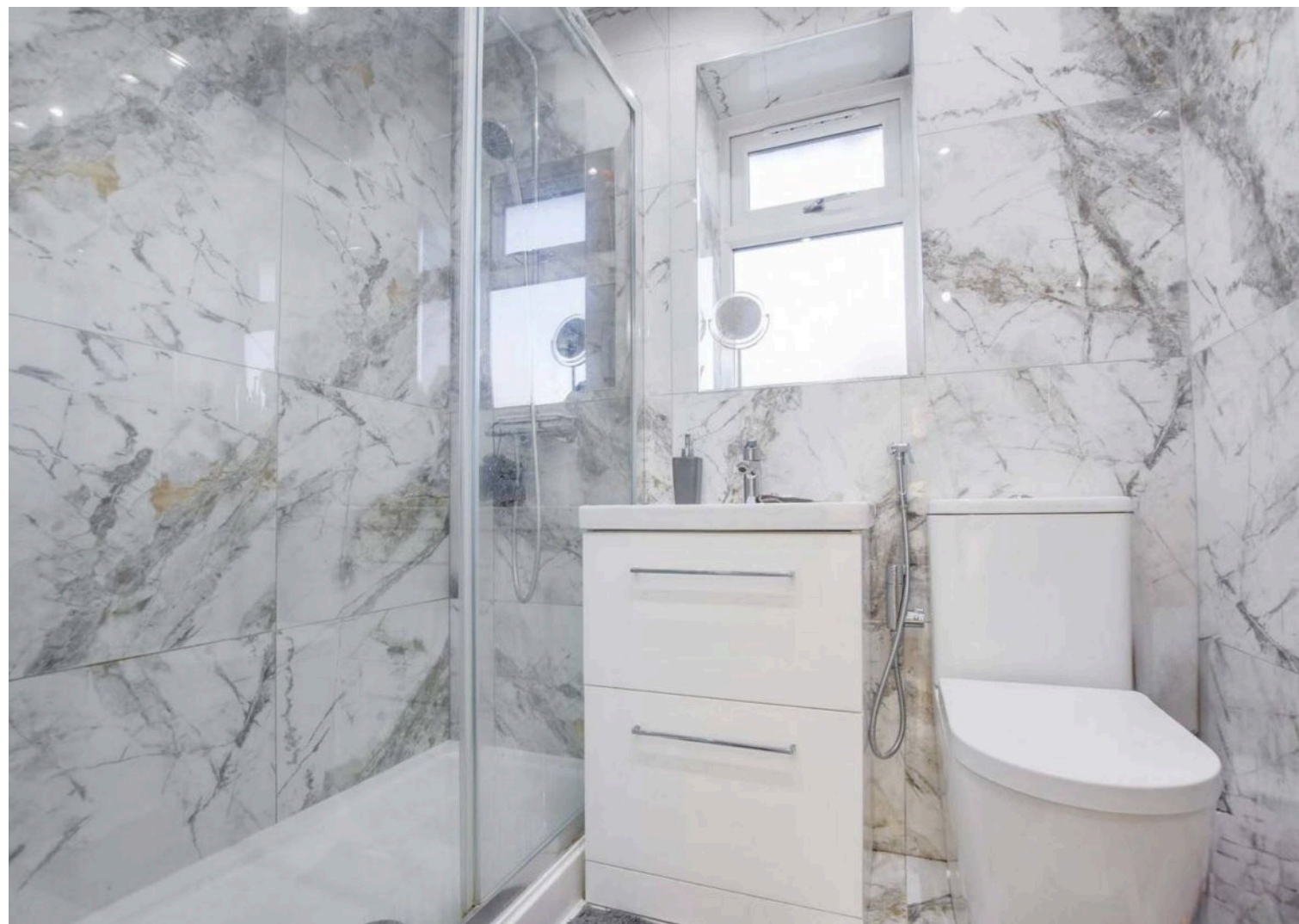
5' 10" x 4' 0" (1.78m x 1.23m)

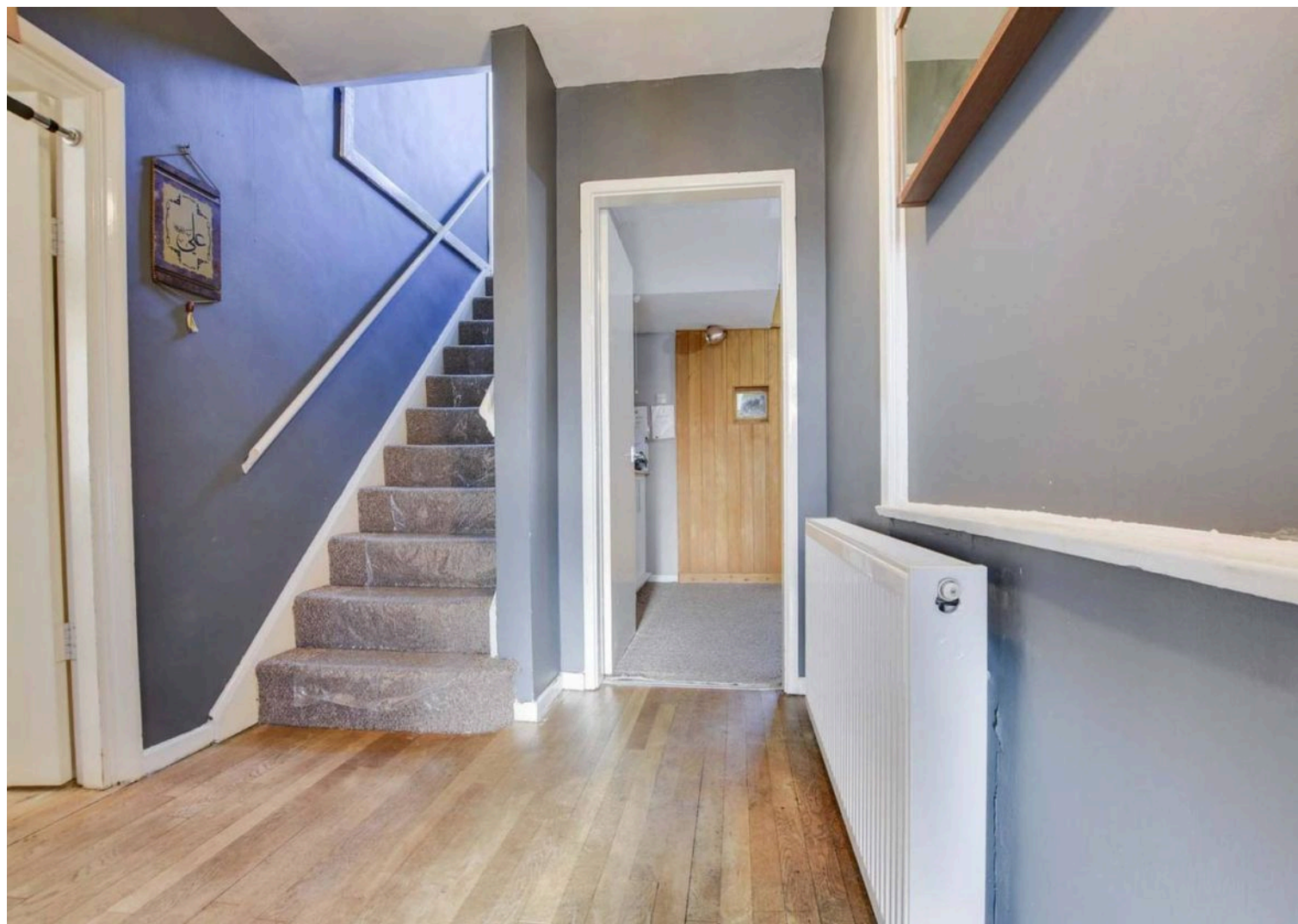
With a single-glazed window to the side, space for appliance and tiled flooring

Landing

First-floor landing with a secondary-glazed window to the rear and carpet flooring.









Bedroom One

16' 4" x 11' 4" (4.97m x 3.45m)

Generous bedroom with three window panels to the front (two secondary-glazed and one single-glazed). The room includes carpet flooring, a radiator, a storage cupboard, and fitted wardrobes and desk to the side, incorporating a hand wash basin within the desk area.

Bedroom Two

14' 9" x 11' 7" (4.50m x 3.53m)

Spacious double bedroom featuring a secondary-glazed window to the front, fitted overhead wardrobes to the rear, a storage cupboard to the side, carpet flooring, and a gas radiator.

Bedroom Three

9' 9" x 8' 5" (2.96m x 2.56m)

This bedroom includes a secondary-glazed window to the rear, carpet flooring, a radiator, a fitted storage cupboard to the front, overhead units to the side, and a hand wash basin.

Bedroom Four

8' 6" x 8' 3" (2.59m x 2.52m)

With a secondary-glazed window to the rear. Features include carpet flooring, a radiator, a storage cupboard to the side, and overhead storage units.

Shower Room

6' 5" x 5' 3" (1.96m x 1.59m)

This shower room features a double-glazed window to the rear, tiled floor and walls, a walk-in shower, WC, hand wash basin with fitted under-units, and a towel ladder radiator.

Front Garden

Small lawn area to the front and right

Rear Garden

Predominantly lawn with a storage shed at the back.

Garage

Located back-left of the plot

Driveway

Capacity for 2 vehicles



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Oadby is widely regarded as one of Leicestershire's premier residential locations. Home to the renowned "Beauchamp College" and several "Outstanding" primary schools, it is a magnet for families. Residents enjoy a vibrant high street with a mix of independent boutiques, supermarkets, and eateries. The property is perfectly positioned for easy access to the Leicester Botanic Garden, Leicester Racecourse, and the A6 corridor for commuting into Leicester City Centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

We'll keep you moving...



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