



# 15 New Street , Oadby, LE2 5EB Asking Price £160,000

Full of charm and character, this beautifully presented two-bedroom end cottage offers a wonderful blend of cosy cottage living and modern convenience. Perfectly positioned within walking distance of Oadby town centre, the home provides easy access to a wide range of shops, cafes, and local amenities—making it ideal for professionals, downsizers, first-time buyers, or investors alike.

As you enter the property, you're welcomed into a spacious lounge. A door leads through to the well-equipped kitchen, which features a good selection of wall and base units, integrated appliances, and access to the rear garden. Stairs rise to the first-floor landing.

Upstairs, you'll find two bedrooms and the family bathroom. The main bedroom is a generous double with the second bedroom being a single. The bathroom is well-sized and fitted with a bath with shower over, WC, and wash hand basin.

Externally, the front of the property offers a small yard and shared entryway leading to an off-set rear garden. The garden is low maintenance and thoughtfully landscaped, featuring a spacious paved patio, mature flower beds, and established shrubs—an ideal space for outdoor dining or

- Ideal Investment
- Spacious Lounge
- Kitchen/Diner
- two bedrooms
- No chain

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

 2  1  1  D



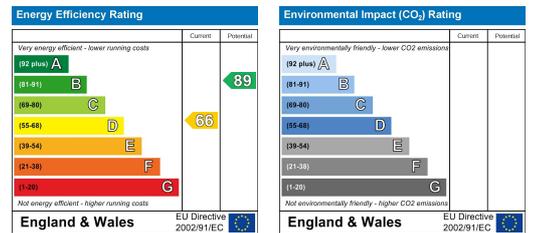
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.