

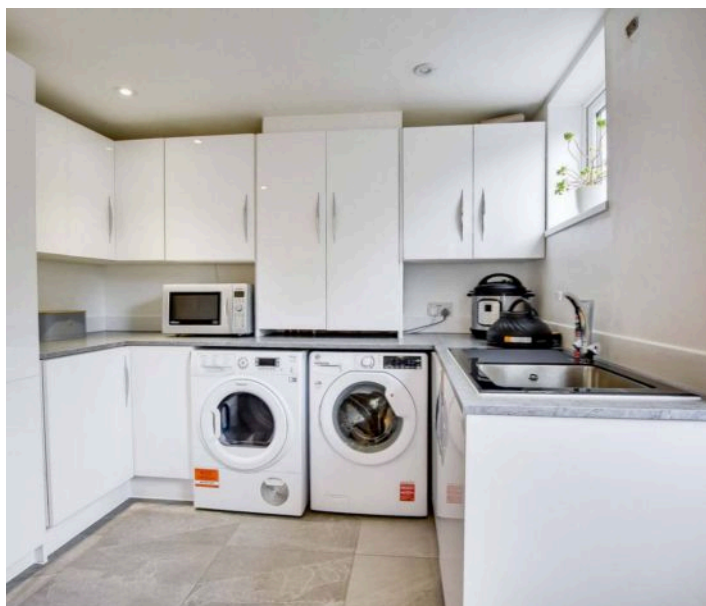
## Ashton Close, Oadby

In Excess of £500,000

A SPACIOUS FOUR BEDROOM detached property positioned on a CORNER PLOT. Featuring three reception rooms, a CONTEMPORARY kitchen and utility room. A perfect family home with off road parking and garage.







#### **Entrance Porch**

With double glazed sliding patio doors to the front elevation, laminate floor.

#### **Entrance Hall**

With laminate floor, storage cupboard, stairs to first floor, double doors to the lounge.

#### **Ground Floor WC**

6' 8" x 2' 7" (2.03m x 0.78m)

With double glazed window to the front elevation, tiled walls, tiled floor, low-level WC, wash hand basin, ladder towel rail/radiator.

#### **Lounge**

20' 1" x 16' 7" (6.12m x 5.05m)

narrowing to 3.43 m. With double glazed square bay window to the front elevation, electric fire, part carpet floor, part laminate floor, radiator.

#### **Dining Room**

10' 0" x 8' 11" (3.06m x 2.73m)

With double glazed windows to the rear and side elevations, laminate floor, radiator.

#### **Reception Room Three**

16' 10" x 10' 6" (5.14m x 3.21m)

With double glazed window to the front and rear elevations, carpet floor, log burner, two radiators.



### Kitchen

10' 6" x 8' 5" (3.19m x 2.56m)

With double glazed window to the rear elevation, tiled floor, wall and base units with work surface over, integrated oven and hob, extractor fan, one and a half bowl sink and drainer unit, integrated dishwasher, storage cupboards, radiator.

### Utility Room

9' 3" x 8' 10" (2.83m x 2.68m)

With double glazed door and window to the rear elevation, tiled floor, wall and base units with work surface over, integrated fridge freezer, plumbing for washing machine, space for tumble dryer, storage cupboard housing combo boiler, door to garage.

### First Floor Landing

With double glazed window to the rear elevation, carpet floor, loft access.

### Bedroom One

13' 7" x 11' 3" (4.14m x 3.44m)

With double glazed window to the front elevation, carpet floor, radiator, open access to the walk-in wardrobe.

### Walk-In Wardrobe

8' 8" x 7' 11" (2.64m x 2.42m)

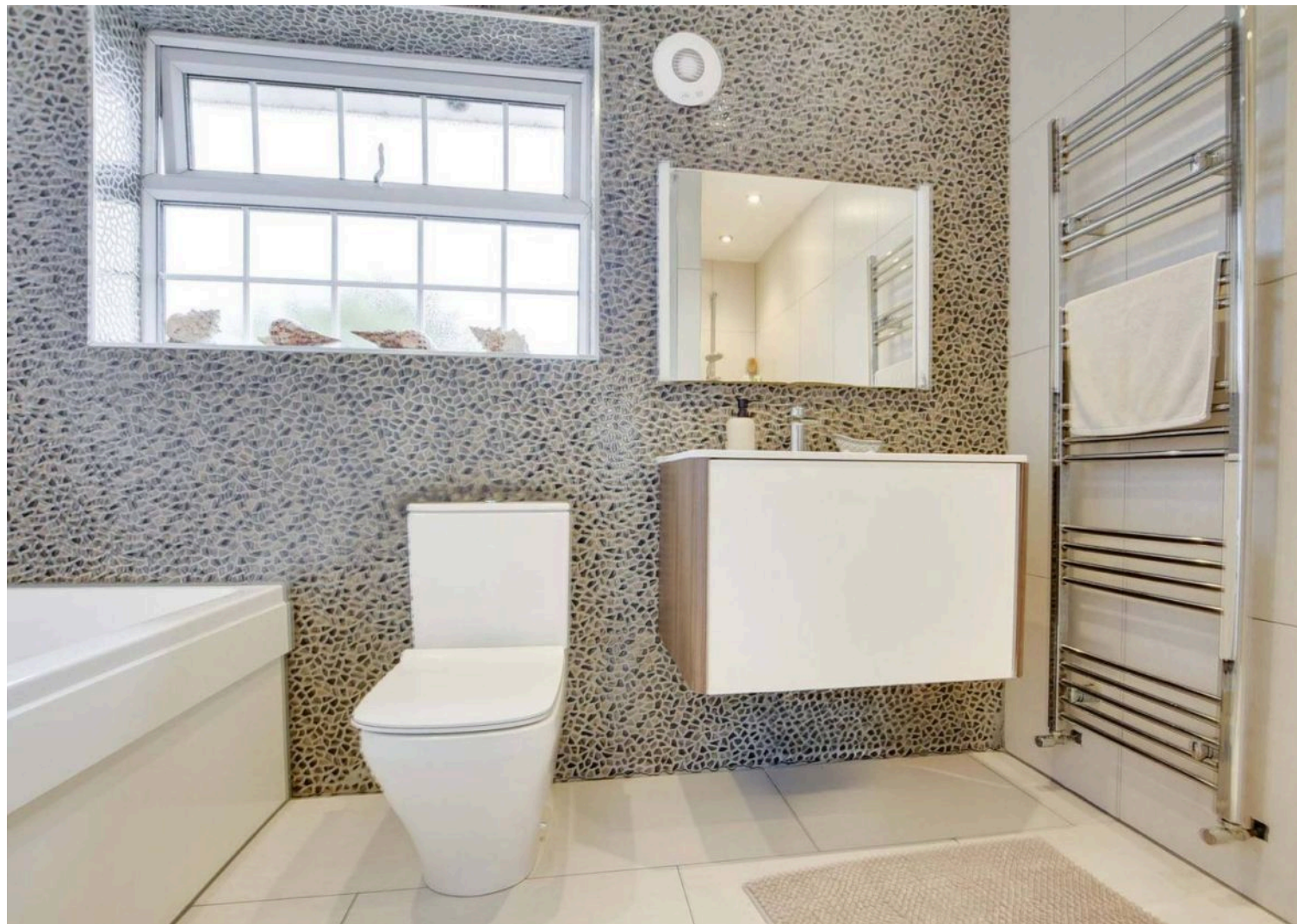
With double glazed window to the rear elevation, carpet floor, radiator.















### **Bedroom Two**

11' 0" x 9' 7" (3.35m x 2.91m)

With double glazed window to the front elevation, carpet floor, fitted storage cupboards, radiator.

### **Bedroom Three**

9' 11" x 8' 0" (3.02m x 2.45m)

With double glazed window to the front elevation, carpet floor, radiator.

### **Bedroom Four**

9' 5" x 8' 11" (2.88m x 2.71m)

With double glazed window to the rear elevation, carpet floor, fitted wardrobes, fitted desk, radiator.

### **Bathroom**

9' 3" x 5' 5" (2.82m x 1.64m)

With double glazed window to the rear elevation, tiled floor, tiled walls, bath, shower cubicle, wall mounted floating wash hand basin, mirror over, low-level WC, ladder towel rail/radiator.

### **Front Garden**

With block paved driveway, lawn area, trees, flowerbeds and shrubs.

### **Rear Garden**

With decked seating area, steps down to further decked area, lawn area, flowerbeds and shrubs, fencing to perimeter.

### **Driveway**

2 vehicles

### **Garage**

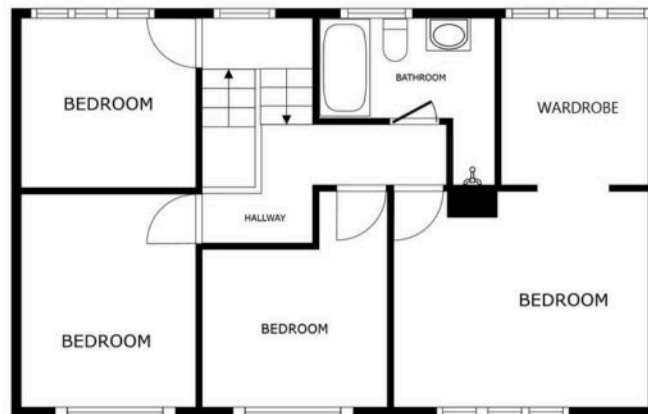
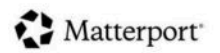
1 vehicle

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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



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