

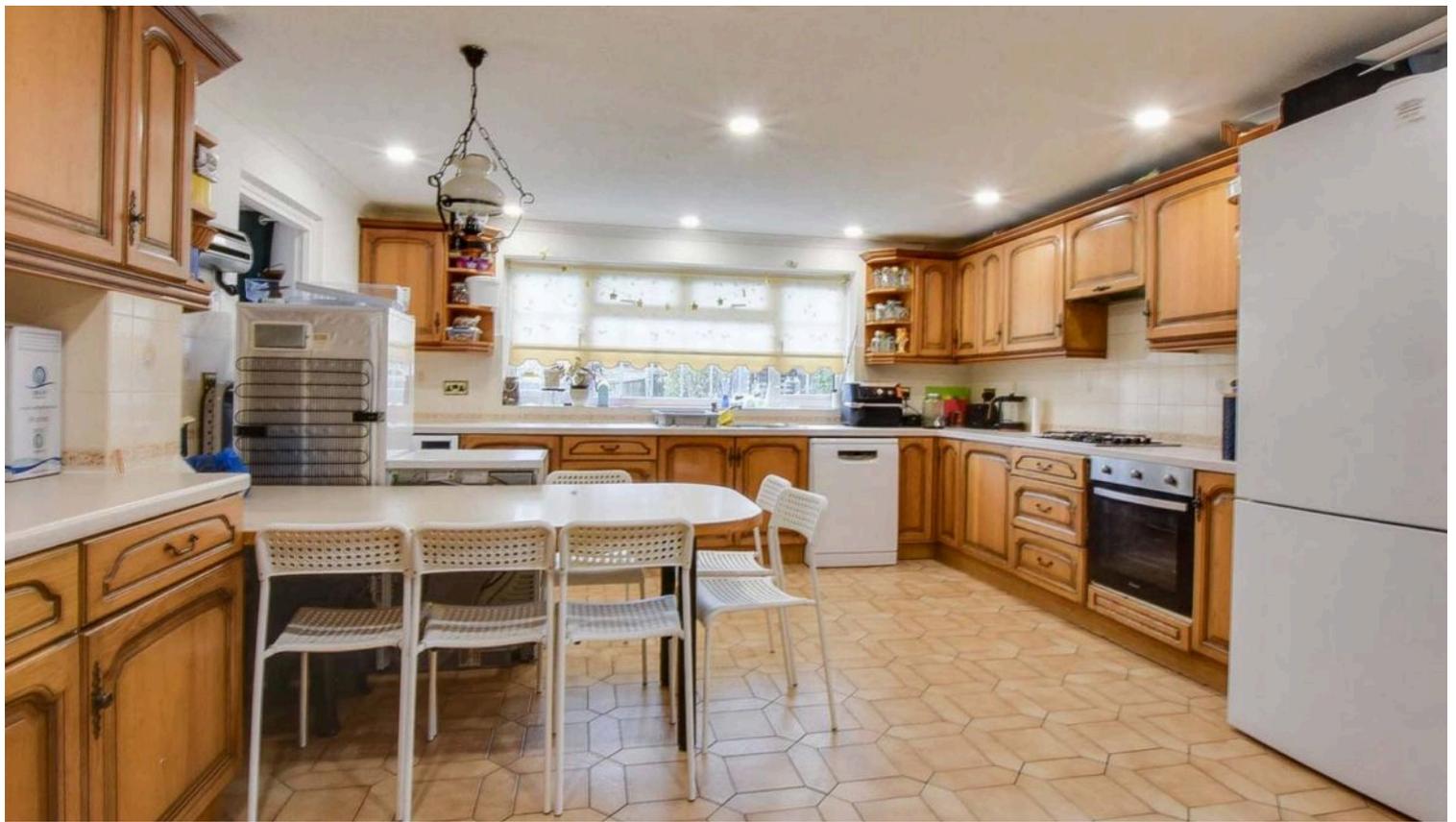


Ledbury Close, Oadby

£475,000

Four-bedroom detached home in a cul-de-sac location in Oadby, offering two reception rooms, extended breakfast kitchen, en-suite, driveway parking and garage.





Entrance Porch

Double-glazed window to the front and side elevations.

Entrance Hall

Double-glazed door to the front elevation, carpet, stairs to the first-floor landing, understairs storage, and a radiator.

Living Room

21' 11" x 11' 8" (6.68m x 3.56m)

Double-glazed bay window to the front elevation, double-glazed sliding doors to the rear elevation (leading to the dining room), gas fire, and two radiators.

Dining Room

11' 10" x 8' 11" (3.61m x 2.72m)

Double-glazed patio door to the rear elevation and one to the front elevation, carpet, and a radiator.

Kitchen

17' 3" x 14' 5" (5.26m x 4.39m)

Double-glazed window to the rear elevation, tiled floor, base and overhead units with part-tiled walls, integrated oven, hob, fan, hand wash basin and drainer unit, and a radiator.

WC

7' 9" x 2' 11" (2.37m x 0.89m)

Double-glazed window to the side elevation, vinyl floor, hand-wash basin, WC, and a radiator.



First Floor Landing

Carpeted with a storage cupboard to the side.

Bedroom One

14' 11" x 11' 3" (4.55m x 3.43m)

Two double-glazed windows to the front elevation, carpet flooring, and a radiator.

En-Suite

5' 7" x 5' 6" (1.70m x 1.68m)

Double-glazed window to the front elevation, vinyl floor, part-tiled walls, shower, WC, hand-wash basin, and a radiator.

Bedroom Two

11' 10" x 10' 5" (3.61m x 3.18m)

Double-glazed window to the rear elevation, fitted wardrobes, carpet flooring, and a radiator.

Bedroom Three

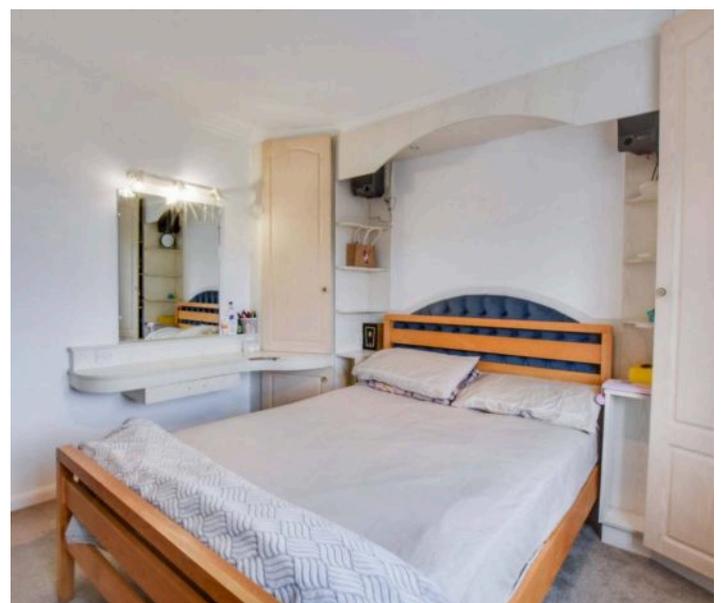
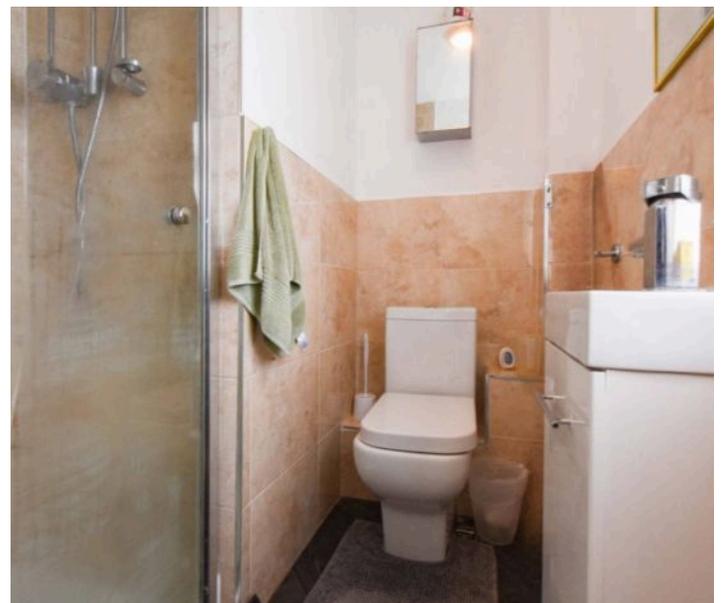
11' 3" x 8' 5" (3.43m x 2.57m)

Double-glazed window to the front elevation, carpet floor, storage cupboard, and a radiator.

Bedroom Four

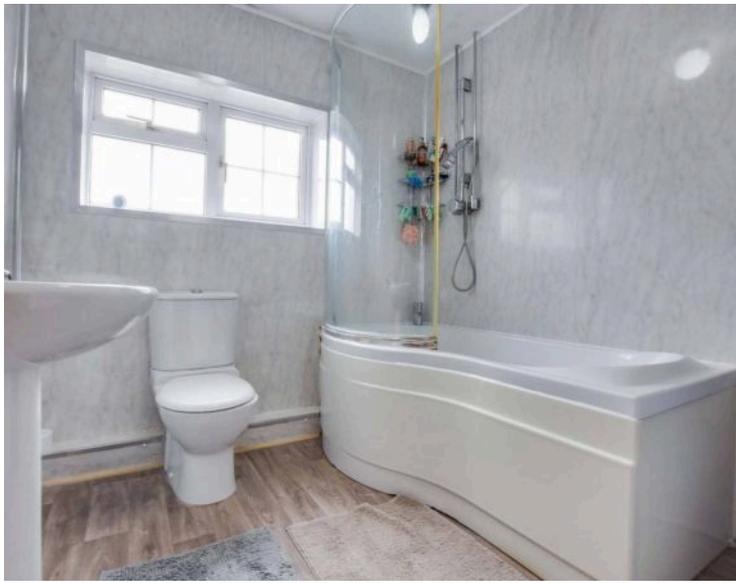
7' 4" x 7' 2" (2.24m x 2.18m)

Double-glazed window to the rear elevation, built-in storage cupboard, carpet, and a radiator.







**Bathroom**

Double-glazed window to the rear elevation, vinyl floor, tiled walls, bath, hand-wash basin, WC, and a towel radiator.

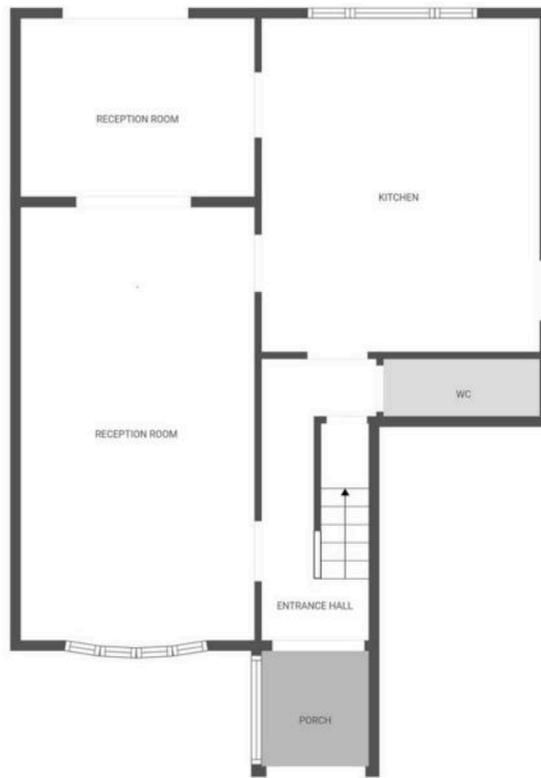
Rear Garden

With a lawn, plant and shrub borders, shed and gated side access.

Driveway 2 vehicles

Block paved driveway.

Garage 1 vehicles



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



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





The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.