



New Street, Oadby LEICESTER LE2 5EB

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welcome to

New Street, Oadby LEICESTER

A stylish three-bedroom family home featuring a modern kitchen with island, spacious lounge with skylight and bi-fold doors, separate dining room, family bathroom, low-maintenance gardens and a summer house. Ideal for modern family living.

Front Garden

The property is approached via an attractive front garden designed for ease of maintenance, featuring a neatly laid AstroTurf lawn that provides year-round greenery and enhances the property's kerb appeal. Steps lead up to the main entrance, creating a welcoming approach to the home, while wooden fencing to the boundaries offers privacy and a clearly defined outdoor space.

Entrance Hall

A welcoming entrance hall accessed via a double glazed front door, providing a bright and inviting first impression. The hall features central heating, ensuring comfort throughout the year, while offering access to the principal ground floor accommodation. Finished in neutral tones, the space provides a practical and attractive introduction to the home.

Lounge

A spacious and beautifully presented lounge, offering an excellent space for both relaxation and entertaining. The room benefits from central heating and is flooded with natural light via a stunning skylight window, creating a bright and airy atmosphere. Bi-fold doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor living spaces, making it ideal for modern family living and summer gatherings.

Dining Room

A bright and inviting dining room, perfect for family meals and entertaining guests. The room benefits from a large double glazed bay window to the front elevation, allowing an abundance of natural light to flow through the space while creating an attractive focal point. With central heating providing year-round comfort, the room offers ample space for a

dining table and chairs, making it ideal for both everyday dining and special occasions.

Kitchen

A beautifully appointed fitted kitchen, thoughtfully designed to combine style and functionality. The kitchen is centred around a substantial island unit incorporating an integrated induction hob, providing both a practical cooking area and an ideal space for casual dining and socialising.

Complemented by a range of fitted units offering ample storage and worktop space, the kitchen also benefits from integrated appliances including a dishwasher and washing machine, creating a sleek and contemporary finish. Perfectly suited to modern family living and entertaining alike.

Bedroom 1

A generously sized principal bedroom offering a comfortable and relaxing retreat. The room benefits from a double glazed window to the front elevation, allowing plenty of natural light while providing pleasant outlooks. Central heating ensures year-round comfort, and a range of fitted wardrobes offers excellent built-in storage, helping to maximise the available floor space and maintain a clean, uncluttered feel. The room easily accommodates a large bed and additional bedroom furniture, making it an ideal principal bedroom.

Bedroom 2

A well-proportioned double bedroom enjoying a pleasant position overlooking the rear garden through a double glazed window, allowing for plenty of natural light and a peaceful outlook. The room benefits from central heating for year-round comfort and features fitted wardrobes, providing excellent built-in storage while maximising the available floor space. Offering ample room for a

double bed and additional bedroom furniture, this is a versatile and attractive bedroom suitable for family members or guests.

Bedroom 3

A well-presented and versatile bedroom featuring a double glazed window to the front elevation, allowing plenty of natural light to create a bright and welcoming environment. Benefiting from central heating for year-round comfort, the room offers flexible accommodation and could be utilised as a child's bedroom, guest room, home office or study to suit a variety of lifestyle needs.

Family Bathroom

A well-appointed family bathroom designed to cater to the needs of modern family living. The suite comprises a panelled bathtub, wash hand basin and low-level WC, all arranged to provide a practical and comfortable space. A heated towel rail adds a touch of convenience and luxury, while a double glazed window allows for natural light and ventilation, creating a bright and refreshing atmosphere.

Rear Garden

A superb, low-maintenance rear garden designed to maximise outdoor enjoyment and entertaining space. Immediately accessible from the lounge via bi-fold doors, a generous decking area provides the perfect setting for outdoor dining, relaxation and social gatherings. The garden is predominantly laid with AstroTurf, offering an attractive lawn area that can be enjoyed throughout the year with minimal upkeep. Wooden fencing encloses the boundaries, providing privacy and security, while to the rear of the garden sits a versatile summer house, ideal for use as a home office, hobby room, gym or additional entertaining space.

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Total floor area 113.1 m² (1,217 sq.ft.) approx

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welcome to
New Street,
Oadby LEICESTER

- Oadby
- Three Bedrooms
- Modern Kitchen
- Spacious Lounge
- Garden & Summer house

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over
£290,000



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Property Ref:
OAD108986 - 0002

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