

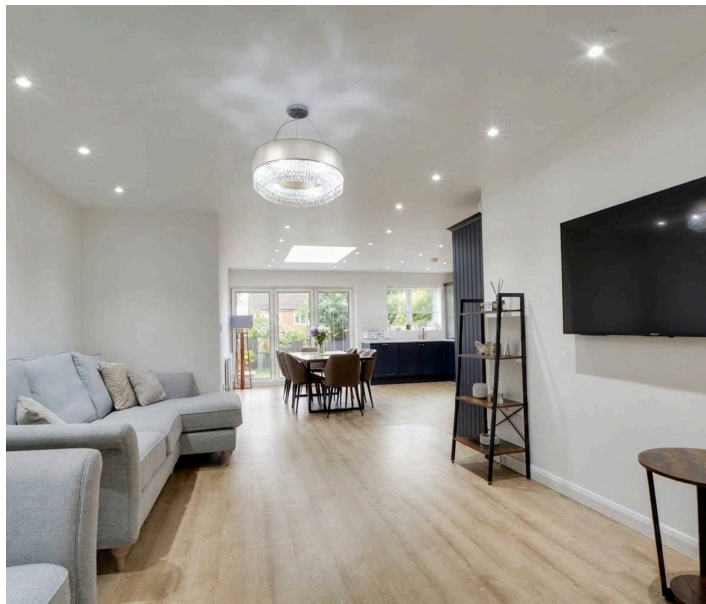


## Wayside Drive, Oadby

Offers Over £545,000

Highly desirable 5-bed extended detached bungalow in prime Oadby. Features a stunning open-plan dining kitchen with bi-folds, 3 modern bathrooms, a lovely mature garden, and a 4-car driveway.





#### **Entrance Hall**

Entered via a double-glazed door, featuring a wood-effect floor, stairs providing access to the first-floor landing, and a radiator.

#### **Lounge - 11' 2" x 10' 11" (3.40m x 3.33m)**

Located at the front of the property, having plenty of natural light coming through the double-glazed window to the front elevation, and also having a feature wall-mounted tall standing radiator.

#### **Open Plan Lounge, Kitchen Dining Room**

#### **Lounge Area - 11' 10" x 11' 1" (3.61m x 3.39m)**

A spacious, light, and airy living area featuring a wood-effect floor, ceiling spotlights, a feature drop-down chandelier, and a television point, naturally progressing through to the open plan dining kitchen.

#### **Dining Kitchen - 17' 11" x 17' 0" (5.45m x 5.18m)**

Allowing plenty of natural light to flow through the double-glazed skylight window and a double-glazed window to the rear elevation. The room features bi-folding doors providing views and access to the rear garden, along with stylish wood-effect flooring. Fitted with an impressive range of navy blue base and wall units, complemented by quartz work surfaces incorporating a sink drainer and mixer tap. Integrated appliances include an induction hob, a double oven microwave combi, an integrated dishwasher, an integrated fridge and an integrated freezer. The room also benefits from a radiator and a door providing access to the utility room. Integrated appliances include an inset ceramic hob, a double integrated oven, an integrated dishwasher, an integrated fridge, and an integrated freezer. There is also a radiator and a door providing access to the utility room.



**Utility Room** - 9' 0" x 6' 7" (2.74m x 2.01m)

Having some base and wall units accompanied by marble-effect laminated work surfaces, sink and drainer unit, plumbing for a washing machine, and space for a tall standing fridge freezer.

**Bedroom One** - 14' 8" x 13' 1" (4.47m x 3.99m)

Located on the ground floor towards the rear of the property, having plenty of natural light coming through the double-glazed window to the rear elevation. Featuring spotlights, complemented by a range of built-in wardrobes, and two radiators.

**En-Suite** - 8' 6" x 5' 7" (2.59m x 1.70m)

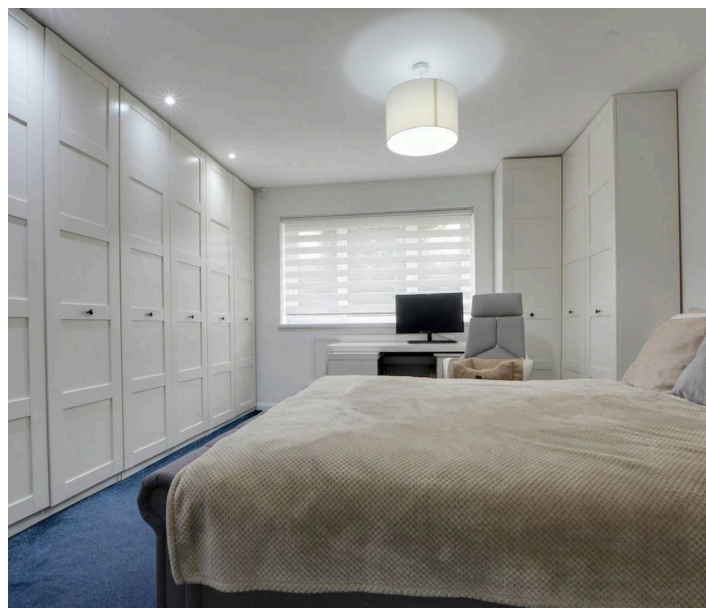
Boasting plenty of natural light coming through the obscure double glazed window to the side elevation. Featuring a double shower cubicle with a shower screen and shower head over, a low-level WC, a wash hand basin with under-basin storage, fully tiled walls, ceramic tiled flooring, spotlights, an extraction fan, and a feature white wall-mounted radiator.

**Bedroom Two** - 11' 3" x 10' 11" (3.43m x 3.33m)

Having plenty of natural light flowing through the double-glazed window to the front elevation, featuring built-in wardrobes, and a radiator.

**Bedroom Three** - 6' 11" x 6' 11" (2.12m x 2.10m)

Having natural light flowing through the double-glazed skylight window, also features built-in wardrobes and a radiator.









**Bathroom** - 7' 10" x 5' 5" (2.39m x 1.65m)

Having natural light flowing through the double glazed window to the side elevation. Features a bath with a shower over, a low-level WC, a wash hand basin with under-basin storage, fully tiled walls, ceramic tiled flooring, spotlights, and a feature white wall-mounted radiator

First Floor Landing

With a double-glazed skylight window to the front elevation.

Bedroom Four - 15' 2" x 12' 9" (4.63m x 3.88m)

Allowing plenty of natural light to flow through the double-glazed window to the rear elevation, also featuring spotlights and a feature drop-down chandelier. There is also a television point, a radiator, and a door providing access to the en-suite.

En-Suite - 8' 9" x 4' 11" (2.67m x 1.50m)

Having natural light flowing through the skylight window to the side elevation. Features ceramic tiled flooring, a bath with a shower over, a low-level WC, a wash hand basin with under-basin storage, tiled splashbacks and a white wall-mounted radiator

Bedroom Five - 9' 7" x 8' 9" (2.92m x 2.67m)

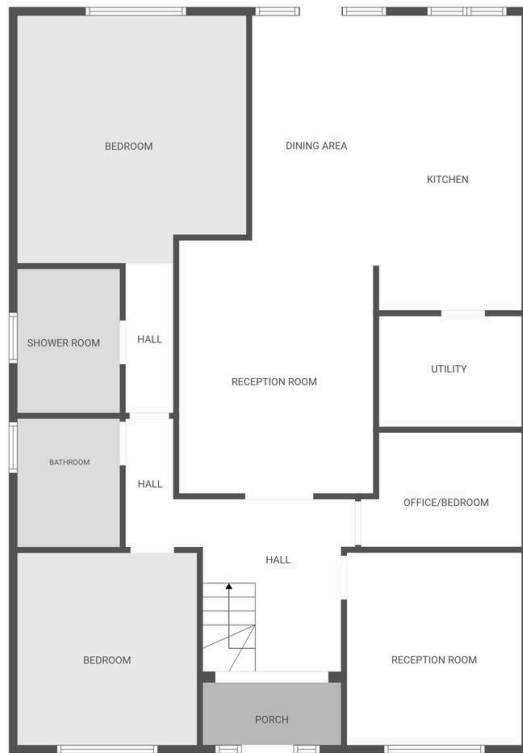
Completing the accommodation, having natural light flowing through the double-glazed skylight window to the front elevation, and a radiator.

**Rear Garden**

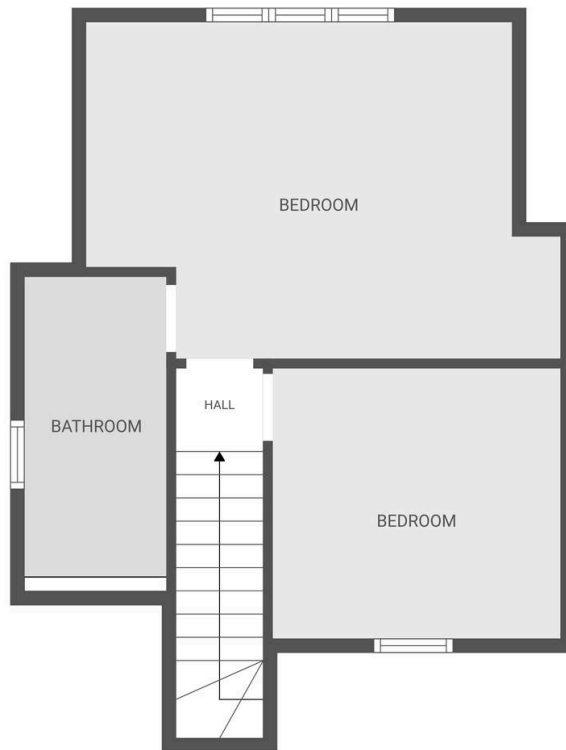
A slab patio seating area leading to a lawn, which is well-maintained, mature and established flower beds, a well-maintained fence perimeter borders and a workshop/gym area with a metal door and glazed window (20ft x 10ft).

**Driveway**

Block paved driveway for three to four vehicles and double wooden gates to side of property.

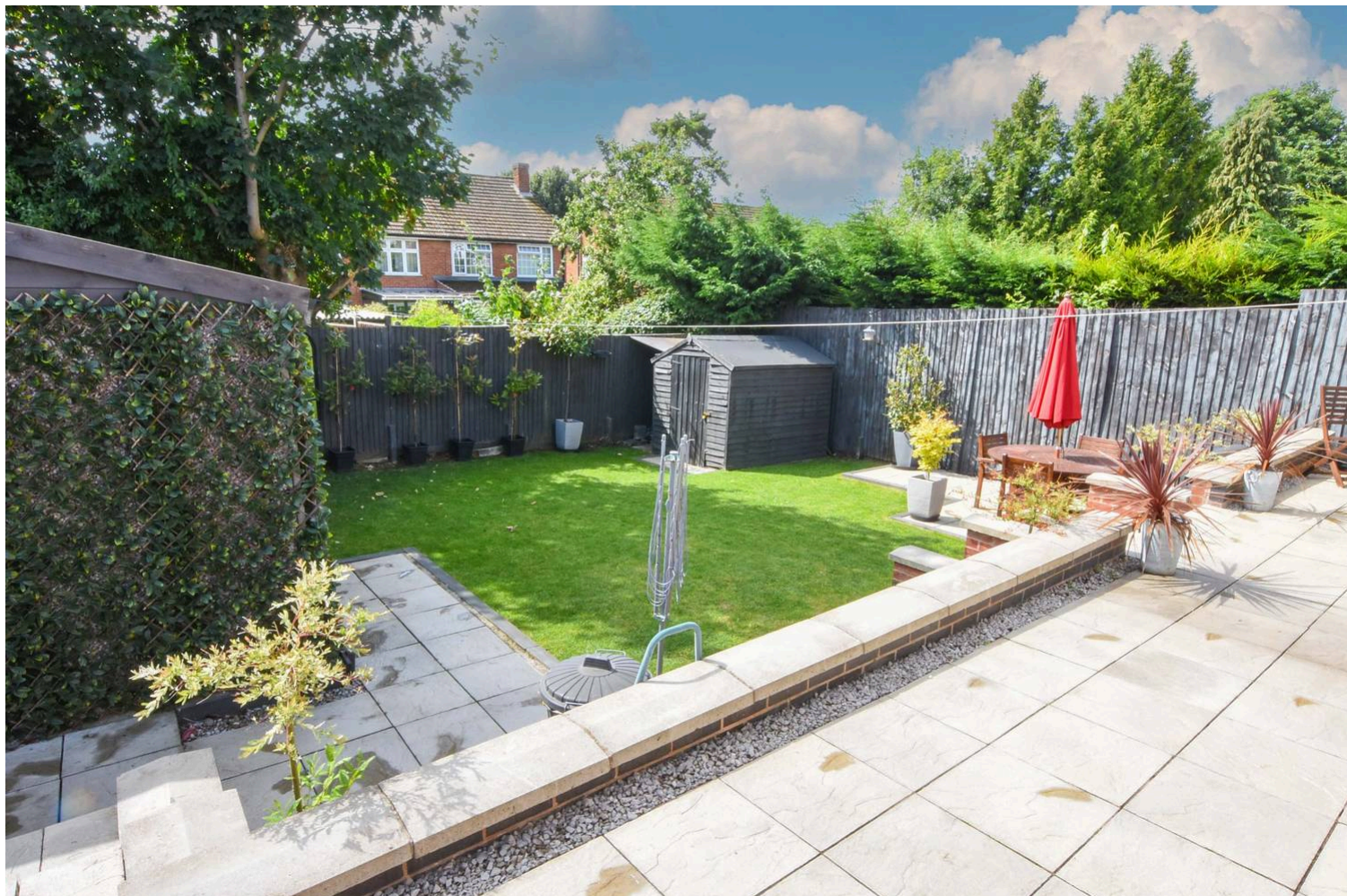


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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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

EPC Environmental Impact Rating: D

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