



4 Bedroom House - Detached
located on Oaklands Way, Leicester
£325,000

 **UP Estates**



****NO UPWARD CHAIN - FOUR BEDROOM DETACHED THREE STOREY HOME WITH TWO EN-SUITE BATHROOMS****

Situated in the popular location of Earl Shilton and offered with No Upward Chain, this impressive four-bedroom detached, three-storey home presents an excellent opportunity for growing families and working professionals alike.

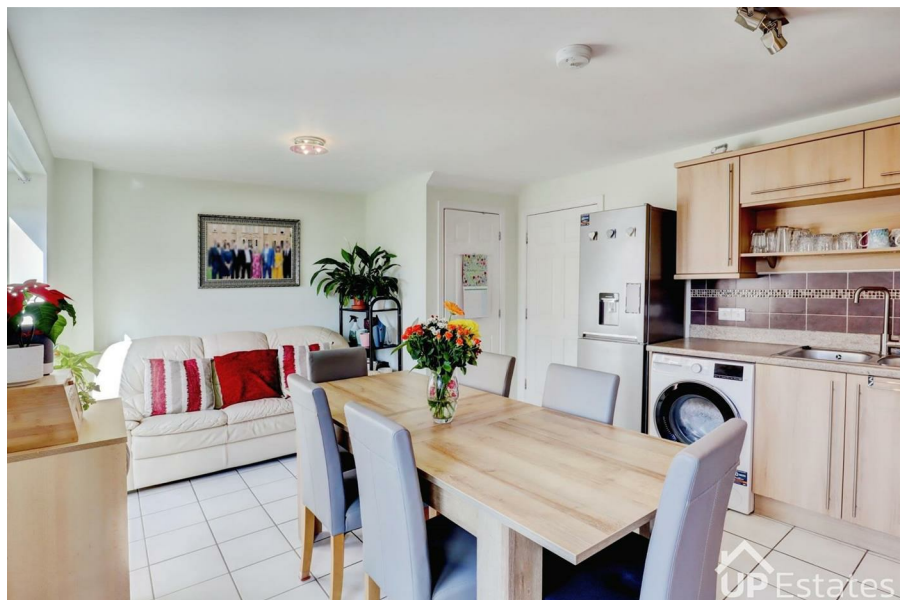
The property welcomes you through a spacious entrance hallway, leading into a comfortable living room—perfect for unwinding at the end of the day. To the rear, the heart of the home is a bright and generously sized kitchen/dining area, featuring two sets of French doors that open onto the garden. This creates a seamless indoor-outdoor flow, ideal for entertaining while allowing natural light to flood the space. A convenient ground floor WC completes the layout.

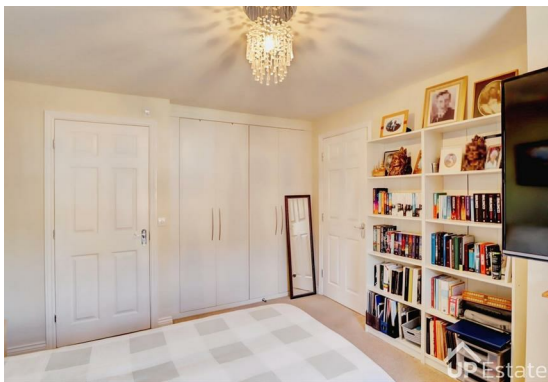
The first floor offers three well-proportioned bedrooms, along with a family bathroom and useful storage cupboards. The main bedroom on this level benefits from built-in wardrobes and a private en-suite, combining practicality with comfort. Occupying the entire top floor, the principal bedroom suite provides a private retreat, complete with its own en-suite and useful eaves storage. The spacious landing area offers versatility, ideal for a reading nook or home office space.

Externally, the property continues to impress with a single detached garage, partially converted to provide a flexible area while retaining additional storage space. A side driveway offers off-road parking for up to two vehicles, and the rear garden provides a great space for relaxing or entertaining.

£325,000

- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS
- BRIGHT AND SPACIOUS KITCHEN/ DINING AREA WITH TWO SETS OF FRENCH DOORS
- TWO EN-SUITE BATHROOMS WITH THE ADDED CONVENIENCE OF A GROUND FLOOR WC
- BUILT IN WARDROBES AND EAVES STORAGE
- VERSITILE TOP FLOOR LANDING
- DETACHED GARAGE WITH PARTIAL CONVERSION TO A FLEXIBLE SPACE
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO VEHICLES
- BEAUTIFUL GARDEN PERFECT FOR RELAXING AND ENTERTAINING





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Oaklands Way, Earl Shilton, Leicester





Total Area: 127.8 m² ... 1376 ft² (excluding garage, converted garage)

All measurements are approximate and for display purposes only

CONTACT

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