Coombe Rise, Oadby

£325,000 Freehold

An extended three-bedroom semi-detached home backing onto Coombe Park. Features a spacious lounge, kitchen diner, block-paved driveway, carport, garage, and rear garden. Viewing highly advised.

KB Knightsbridge Estate Agents

0116 271 3333

Entrance Hall
Welcoming Entrance hall entered via a double-glazed door. Also boasting light coming through the double-glazed windows to the front and side elevations. There's an under-stair cupboard. Stairs providing access to the first floor landing and a radiator.

Reception Room
18' 6" x 11' 11" (5.64m x 3.62m)
Spacious, light, and airy lounge boasting plenty of natural light from the double-glazed window to the rear elevation. Double-glazed sliding patio doors providing views and access to the rear garden. Chimney breast with surround and hearth, coving to the ceiling, television point, and radiator.

Kitchen Diner
11' 11" x 11' 6" (3.62m x 3.51m)
Boasting plenty of natural light coming through the double-glazed window to front and side elevations, also having a double-glazed door providing access to the carport. A range of well-maintained base and wall units accompanied by rolled-edge laminated work surfaces incorporating a stainless steel sink, drainer and mixer tap. Space for a freestanding four-ring gas hob and double oven, plumbing for a dishwasher, space for a fridge, and a radiator.

First Floor Landing

Bedroom One

11' 1" x 10' 8" (3.37m x 3.25m)

The principal bedroom has natural light flowing through the double-glazed window to the rear elevation. Complemented by wrap-around built-in wardrobes and overhead storage, a television point, and a radiator.

Bedroom Two

10' 2" x 9' 10" (3.09m x 2.99m)

Natural light flows through the double-glazed window to the front elevation, featuring wrap-around built-in wardrobes with overhead storage and a radiator.

Bedroom Three

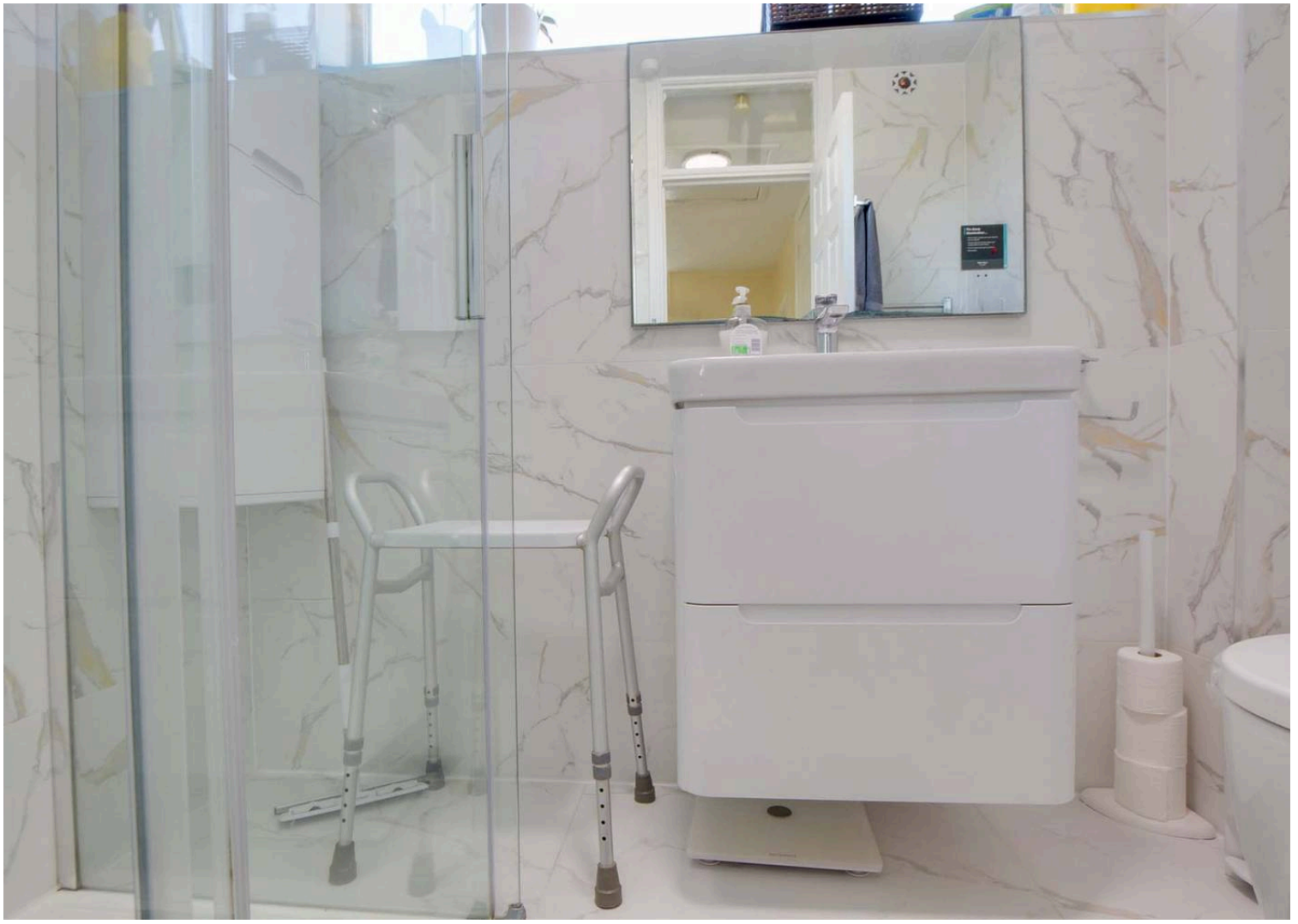
8' 5" x 6' 11" (2.56m x 2.10m)

Natural light flows through the double-glazed window to the rear elevation, featuring built-in wardrobes, overhead storage, and a radiator.

Shower Room

7' 3" x 5' 6" (2.21m x 1.67m)

Natural light flows through the double-glazed window to the front elevation. Ceramic tile flooring, shower cubicle with shower head over and shower screen, low-level WC, wash hand basin with under-basin storage, fully tiled walls, and a feature wall-mounted radiator.



Front Garden
Mainly parking; block-paved driveway with well-maintained borders.

Rear Garden

Slab patio seating area leading to a well-maintained lawn, mature and established flower beds, and access to a garage.

Driveway

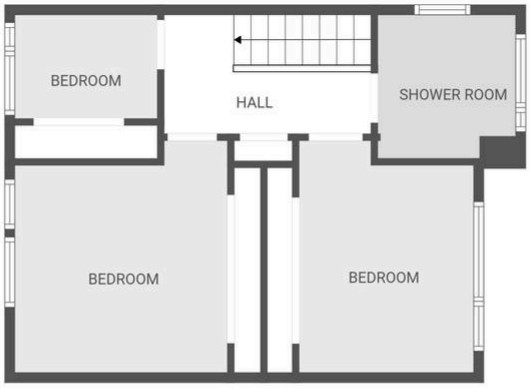
Driveway parking for two vehicles.

Garage

For one vehicle

Carport

For one vehicle



1st floor

Ground floor

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 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

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.