



Devonia Road, Oadby

£450,000 Freehold

Spacious 4-bed detached home in Oadby on The Grange. Features 2 reception rooms, conservatory with solar roof, master en-suite, single garage with power, off-road parking, and private rear garden.





Hallway

13' 9" x 5' 7" (4.20m x 1.70m)

Carpeted throughout, with a radiator to the left and a single ceiling light pendant.

Kitchen

8' 6" x 8' 2" (2.60m x 2.50m)

Tiled flooring and tiled walls, with laminate work surfaces, a built-in oven and a gas hob. Window overlooking the conservatory and space for an under-counter appliance, currently housing a dishwasher.

Utility

8' 2" x 5' 7" (2.50m x 1.70m)

Fitted with a range of built-in storage units, a sink, and provision for an under-counter appliance (currently housing a washing machine). The room also houses the boiler and benefits from a window overlooking the rear garden, plus a door to the rear alleyway.



Downstairs WC

4' 11" x 2' 7" (1.50m x 0.80m)

Fitted with a low-level WC and wash hand basin, with a ceiling spotlight and radiator.

Reception Room One

13' 1" x 11' 6" (4.00m x 3.50m)

Featuring a bay window with a radiator beneath, gas fire, ceiling spotlights and an archway providing access through to the dining room.



Reception Room Two

8' 6" x 8' 6" (2.60m x 2.60m)

Carpeted throughout, with double sliding doors providing access to the conservatory and a radiator.

Conservatory

15' 1" x 9' 10" (4.60m x 3.00m)

Carpeted throughout and fitted with ceiling spotlights and electrical power points. The conservatory benefits from an Anglian Solaroof®, making it cooler on sunny days.

Landing

8' 10" x 6' 3" (2.70m x 1.90m)

Bedroom One

11' 6" x 11' 2" (3.50m x 3.40m)

A generously proportioned bedroom, currently accommodating an emperor-size bed, with built-in cupboards and a bay window to the front elevation with radiator beneath.

En-Suite

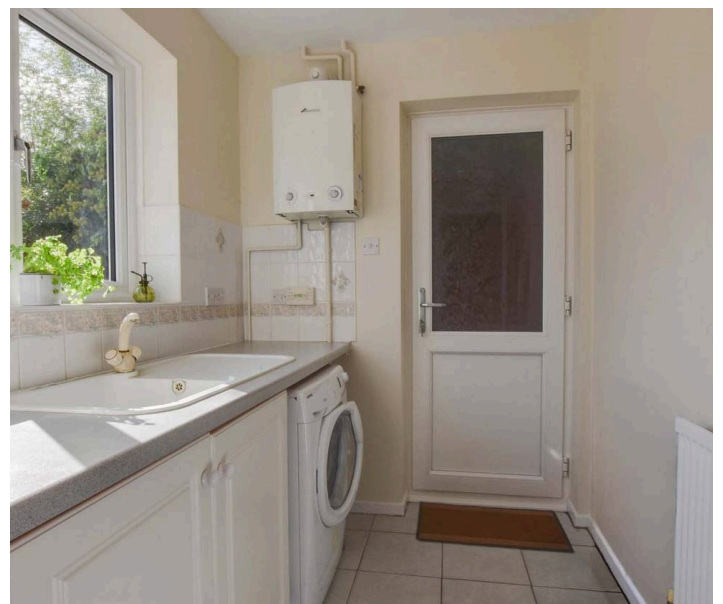
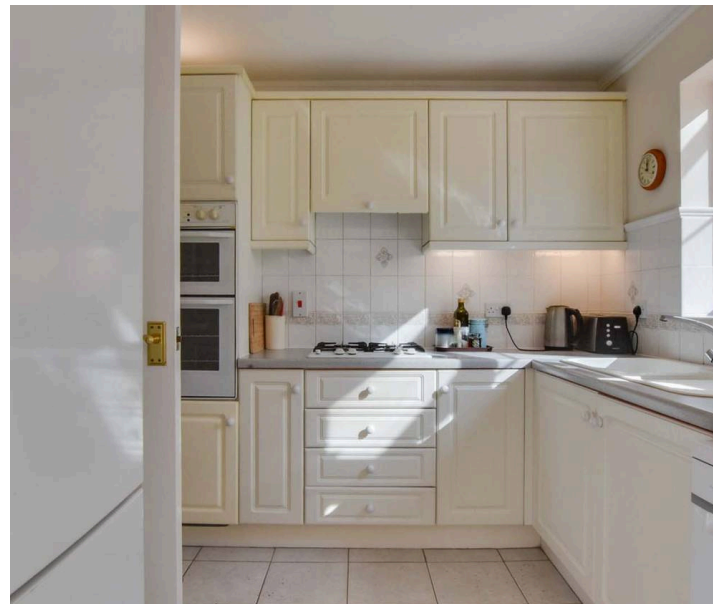
5' 11" x 5' 3" (1.80m x 1.60m)

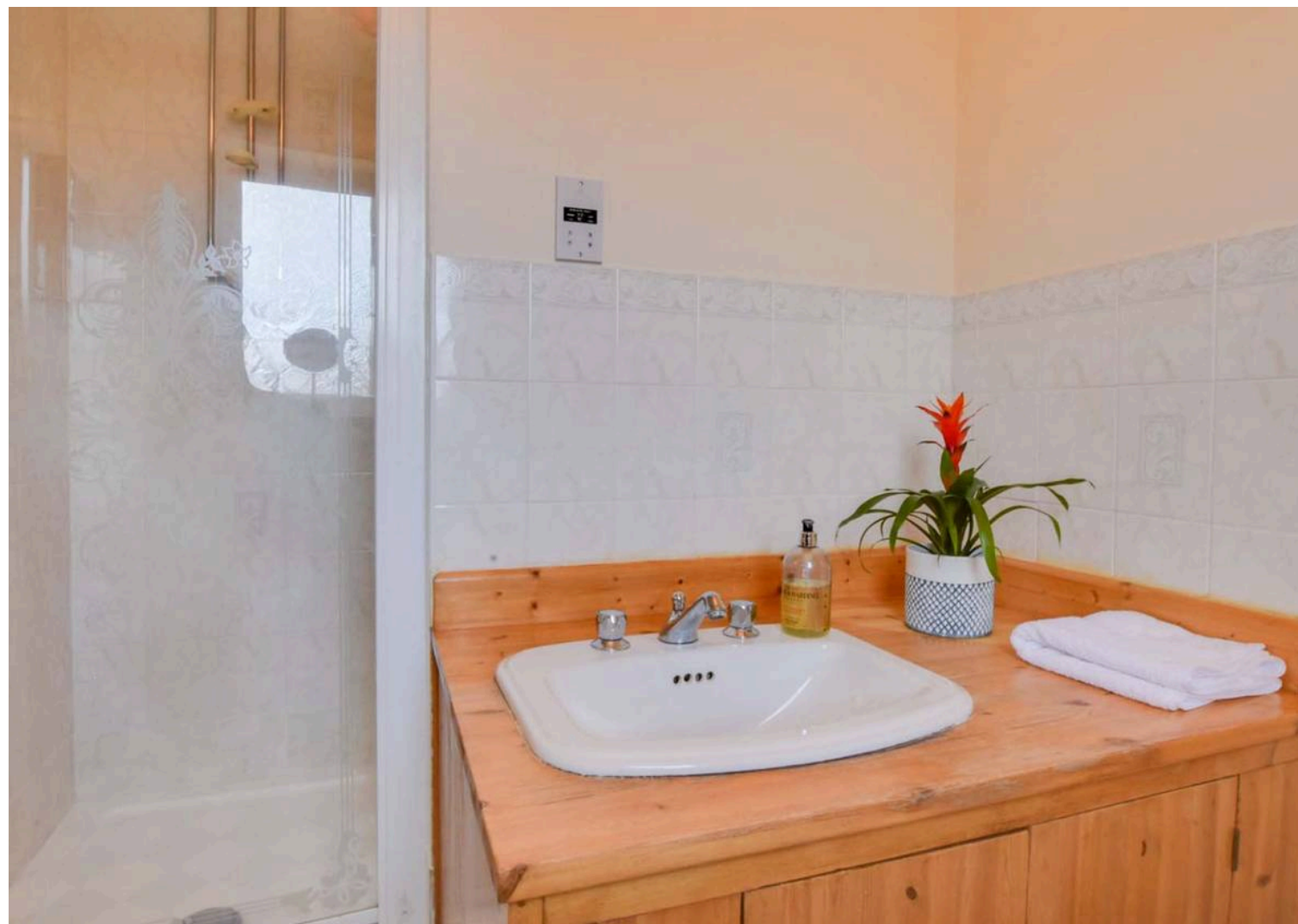
Fitted with a three-piece suite comprising a shower enclosure, wash hand basin and low-level WC, with a window and radiator beneath.

Bedroom Two

10' 10" x 9' 10" (3.30m x 3.00m)

With a window overlooking the rear garden, radiator beneath and a ceiling light pendant.









Bedroom Three

10' 2" x 9' 10" (3.10m x 3.00m)

With a window to the rear elevation, radiator and ceiling light pendant.

Bedroom Four

12' 2" x 8' 2" (3.70m x 2.50m)

A well-presented, front-facing room with tasteful décor, carpeted flooring, a window with a radiator beneath and a ceiling light pendant.

Family Bathroom

7' 7" x 7' 3" (2.30m x 2.20m)

Fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC. Partly tiled, with a heated towel rail and ceiling spotlights. An airing cupboard provides useful storage and houses the water tank.

Front Garden

The front garden is mainly laid to lawn, with gated side access to both sides of the property leading through to the rear garden.

Rear Garden

The sunny rear garden features a decked seating area, with stepping stones leading through a decorative stone section to a well-maintained lawn.

Garage

It has a single garage, which includes lighting and electrics

Driveway

Driveway, off-road parking for at least two cars.



Ground floor



1st 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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