



Coombe Rise, Oadby

£325,000 Freehold

A well-presented three-bedroom semi-detached home in a sought-after Oadby location, offered with no upward chain. Ready to move into with off-road parking, carport, and a low-maintenance garden.





Porch

5' 7" x 2' 7" (1.70m x 0.80m)

Includes a front door and a window.

Hallway

12' 6" x 3' 7" (3.80m x 1.10m)

With a ceiling pendant light and a radiator.

Kitchen Diner

17' 5" x 10' 2" (5.30m x 3.10m)

With a window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, a storage cupboard, a door leading to the carport, doors to the lounge and conservatory, space for under-counter appliances, a built-in dishwasher, an electric oven and hob, and a built-in fridge.

Reception Room

14' 1" x 10' 6" (4.30m x 3.20m)

With a double-glazed window to the front elevation, electric fire with surround and a radiator.

Conservatory

14' 1" x 6' 7" (4.30m x 2.00m)

Provides access to the outside and electrical power sockets.

Landing

With a window to the side elevation.





Bedroom One

11' 6" x 9' 6" (3.50m x 2.90m)

Includes built-in storage wardrobes, a built-in dresser unit, a window and a radiator.

Bedroom Two

11' 6" x 9' 6" (3.50m x 2.90m)

With a window and a radiator.

Bedroom Three

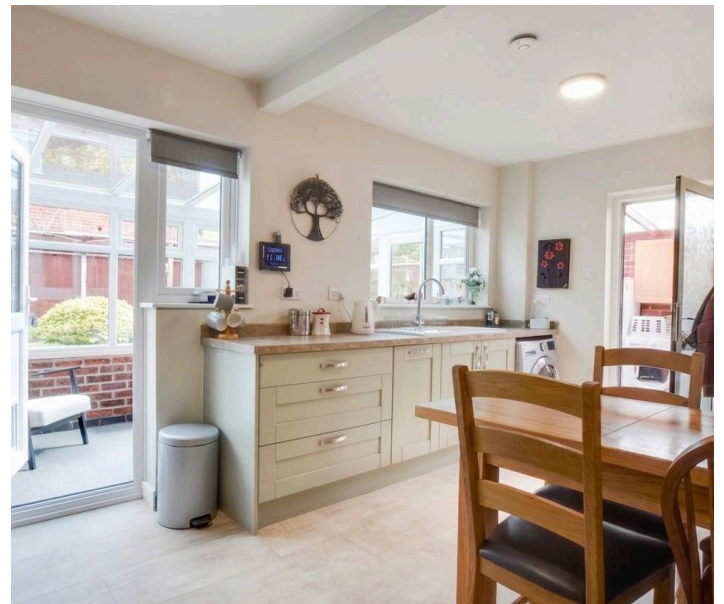
8' 2" x 6' 11" (2.50m x 2.10m)

Features a window and a radiator.

Shower Room

6' 11" x 5' 11" (2.10m x 1.80m)

Contains a double shower, toilet, sink with a mirror over, a window, and a radiator.









Front Garden

Small lawn area with block paving.

Rear Garden

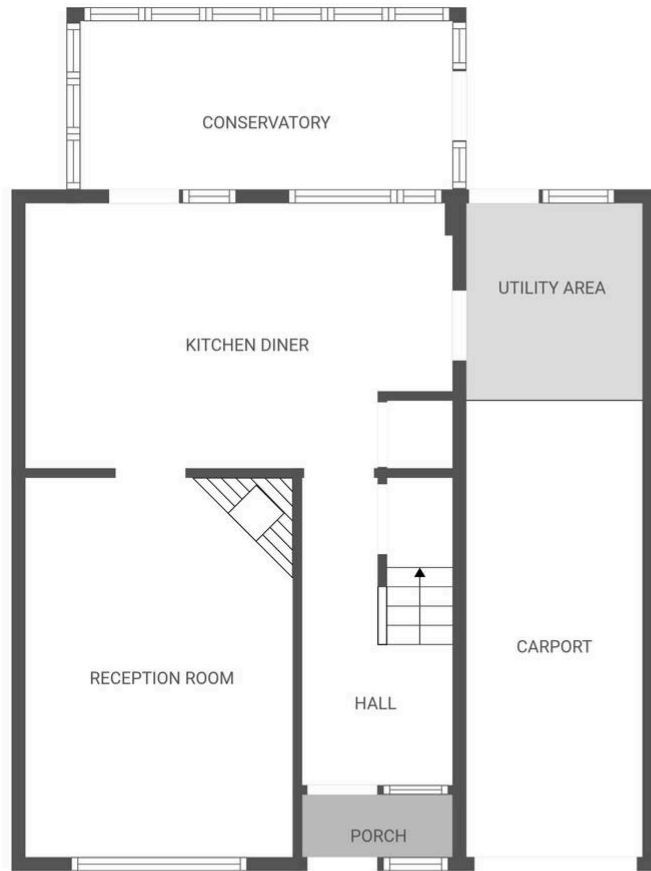
Patio seating area and a lawn with a flower edge border. Includes a shed.

Carport

7.8m x 2.22m Provides access to the front and back of the property, running along the right side of the house. Includes electrics and lighting.

Driveway

With parking for two vehicles.



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: C

Tenure: Freehold

EPC Energy Efficiency Rating:C

We'll keep you moving...



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