



Connells  
FOR SALE

Connells

Trent Close  
Oadby Leicester



## Property Description

Set on a generous corner plot in a quiet Oadby cul-de-sac, this well-presented three-bedroom semi-detached home offers spacious living, a wraparound garden, and potential to extend (previous planning permission granted, now expired).

The ground floor features a bright living room with large front window, a separate dining room with sliding patio doors to the garden, and a fitted kitchen with wall and base units, integrated oven, gas hob, extractor, stainless steel sink, and UPVC window and door to the rear.

Upstairs includes two double bedrooms, a single bedroom, and a family bathroom with walk-in electric shower, hand wash basin, and W/C.

Outside boasts a large wraparound rear garden with lawn, patio, shed, and mature borders offering privacy, plus gated side access. The front driveway provides off-road parking for 2-3 vehicles with a dropped kerb.

'Please note: Planning has previously been granted for a two storey side extension. Planning has now lapsed, however plans are available on request'

## Entrance Porch

Wall light and Double glazed sliding door to

front.

## Entrance Hall

Radiator, Wood door to porch, Cupboard with Electric and gas metres.

## Living Room

10' 9" Max x 15' 9" Max ( 3.28m Max x 4.80m Max )

Large UPVC window to front, Radiator, Aerial and media sockets, archway access to dining room.

## Dining Room

8' 5" x 9' 9" ( 2.57m x 2.97m )

Serving hatch to kitchen, Radiator, UPVC sliding patio doors to rear.

## Kitchen

9' 9" x 8' 2" ( 2.97m x 2.49m )

Stainless steel sink and drainer, Integrated electric oven and gas hob, extractor hood, Wall and base Units, radiator, Space for fridge freezer and washing machine. UPVC window and door to rear.

## Landing

UPVC window to side elevation, Airing cupboard with Combi Boiler, Attic access

## Bedroom One

9' 9" Max x 12' 9" Max ( 2.97m Max x 3.89m Max )

UPVC window to front, Radiator.

### **Bedroom Two**

9' 6" Max x 10' 9" Max ( 2.90m Max x 3.28m Max )

UPVC window to rear, Radiator

### **Bedroom Three**

7' 1" x 8' 1" ( 2.16m x 2.46m )

UPVC window to Front, Radiator.

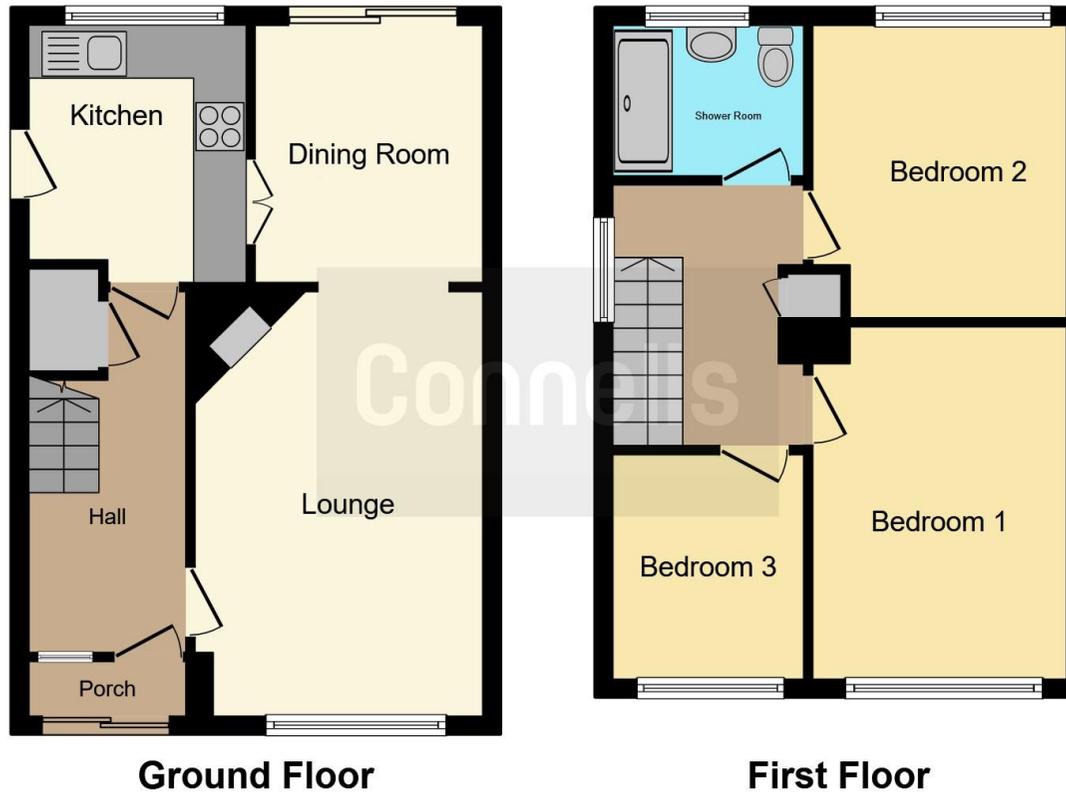
### **Bathroom**

Walk-in, Electric shower, hand wash basin, w/c, radiator, UPVC window to rear.









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**T 01162 710612**  
**E [oadby@connells.co.uk](mailto:oadby@connells.co.uk)**

78B The Parade Oadby  
 LEICESTER LE2 5BF

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

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