



8 Holbrook, Oadby
£400,000

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**  **LAND AND
PROPERTY
PROFESSIONALS**



8 Holbrook

Oadby, Leicester

Immaculate 4-bed detached home on Grange Estate, Oadby. Flexible living spaces, landscaped garden, solar panels, parking. Close to schools, amenities and green spaces. Ideal for families. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: C

- Immaculate detached family home
- Flexible layout for modern living
- Bright and spacious kitchen/diner
- Separate lounge and utility room
- Versatile playroom/home office
- Four well-proportioned bedrooms
- Two family bathrooms
- Landscaped garden, parking and owned solar panels





8 Holbrook

Oadby, Leicester

An immaculately presented detached family home, thoughtfully reconfigured to provide stylish and flexible accommodation ideally suited to modern family life. Positioned on the ever-popular Grange Estate in Oadby, the property is perfectly placed for well-regarded schooling, everyday amenities and nearby green spaces, making it an ideal choice for young and growing families.

The ground floor offers a welcoming entrance hall, a spacious lounge and a bright kitchen/diner designed for busy family living, with plenty of room for both everyday meals and entertaining. A separate utility room adds valuable practicality, while the versatile family room provides excellent flexibility and could be used as a playroom, home office or guest bedroom depending on your needs.

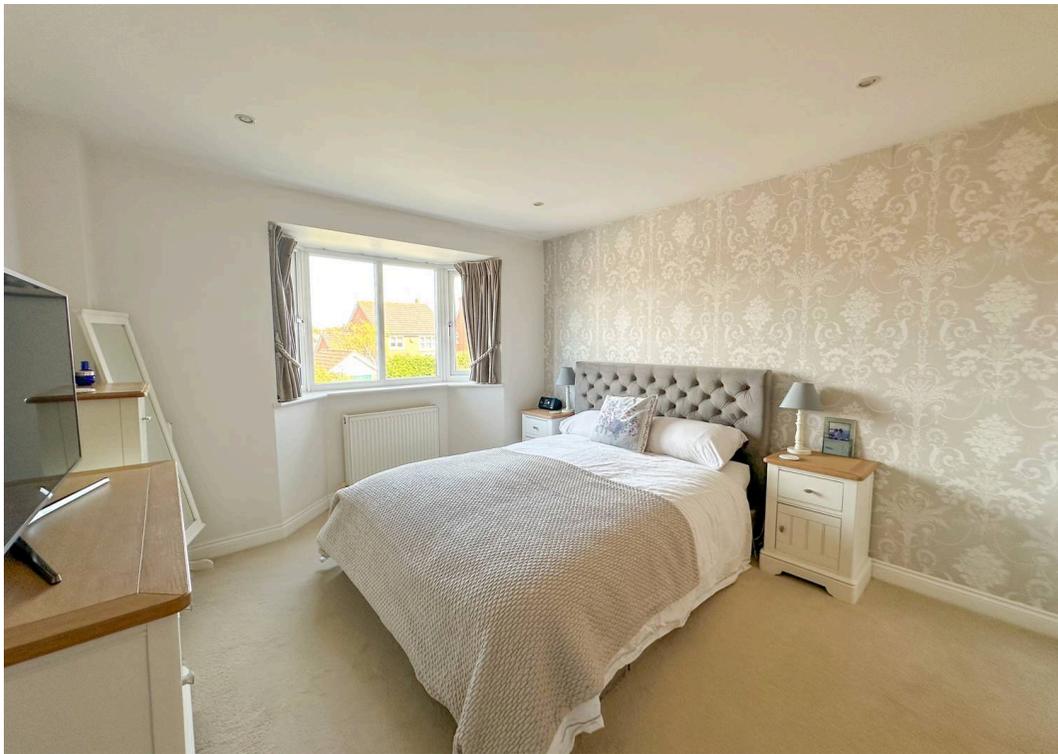
Upstairs, the property offers four well-proportioned bedrooms together with two bathrooms, helping to make mornings that little bit easier for family life.

Outside, there is off-road parking and a landscaped rear garden, providing a great space for children to play and for summer dining or relaxing. The property also benefits from owned solar panels, adding to its long-term appeal and efficiency.

A beautifully maintained home with flexible space in a highly sought-after location, perfect for families looking for room to grow.



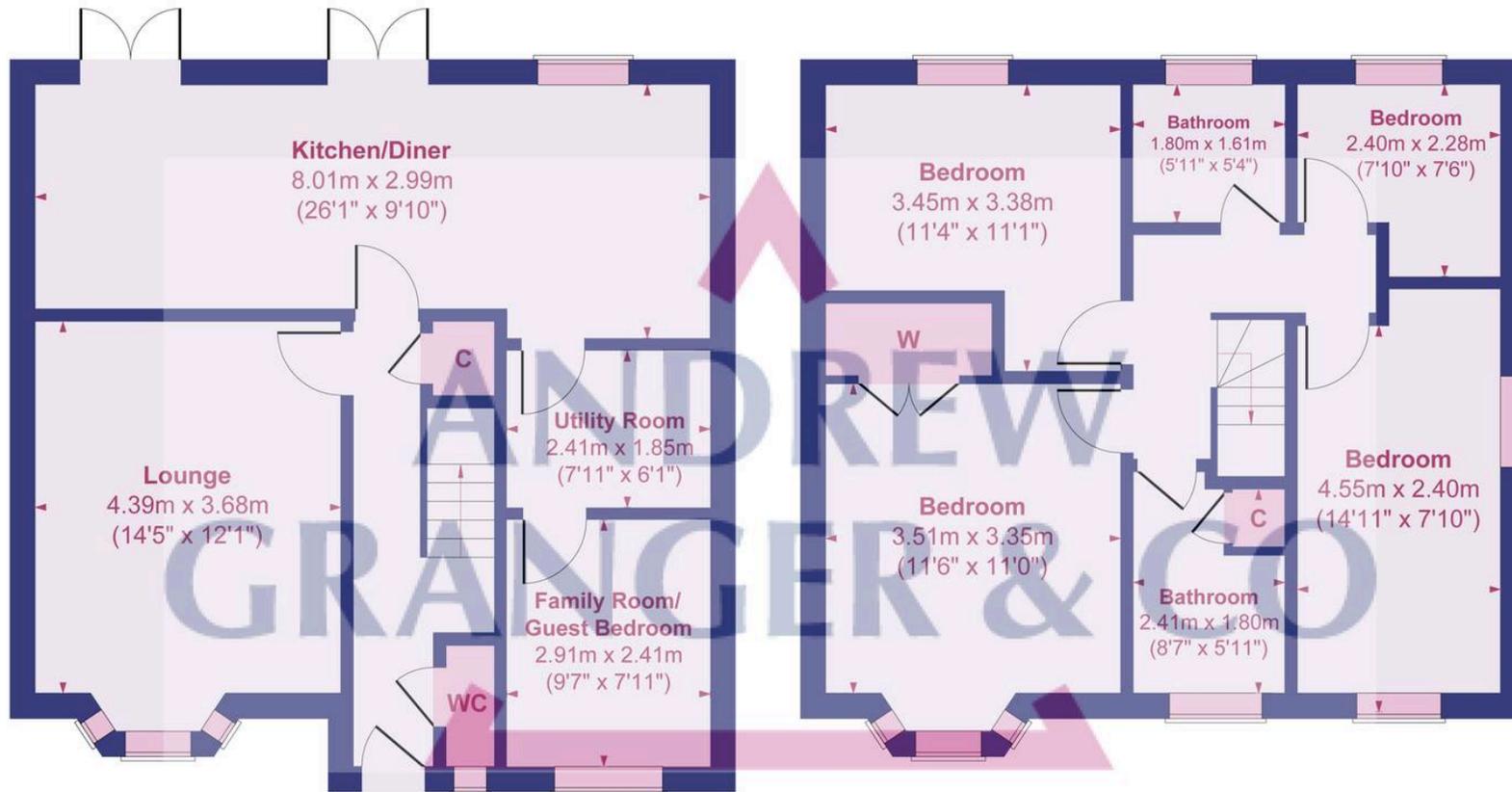








**Approximate Gross Internal Area
119.8 sq. m. (1289 sq. ft.)**



Ground Floor

Floor area 61.7 sq.m. (664 sq.ft.) approx

First Floor

Floor area 58.1 sq.m. (625 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As Built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.