

## FLOOR PLAN

### DIMENSIONS

**Porch**

**Entrance Hall**

**Downstairs Shower Room**  
 11'05 x 4'06 (3.48m x 1.37m)

**Kitchen**  
 15' 7"09 (4.57m 2.36m)

**Open Plan Living Space**  
 26' x 19'02 max (7.92m x 5.84m max)

**Garden Room**  
 11'11 x 9'04 (3.63m x 2.84m)

**Landing**

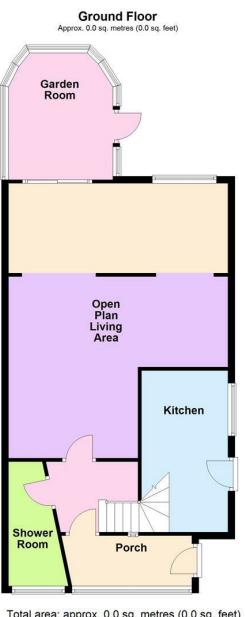
**Bedroom One**  
 16'08 x 11'03 (5.08m x 3.43m)

**Bedroom Two**  
 13' x 10'02 (3.96m x 3.10m)

**Bedroom Three**  
 10'04 x 10'01 (3.15m x 3.07m)

**Bedroom Four**  
 10'01 x 8'11 (3.07m x 2.72m)

**Bathroom**  
 5'07 x 6'11 (1.70m x 2.11m)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR

Telephone: 0116 2811 300 • Email: [wigston@nestegg-properties.co.uk](mailto:wigston@nestegg-properties.co.uk)

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Call us on 0116 2811 300 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on.

The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current

condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

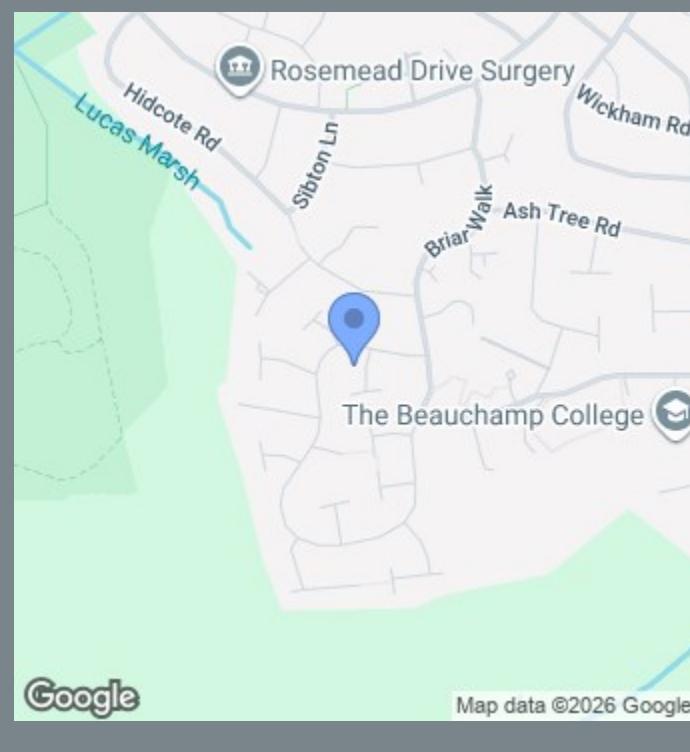
15 Barnet Close, Oadby, LE2 5WA  
**Offers Over £325,000**

# OVERVIEW

- Extended Family Home
- Cul De Sac Location
- Porch & Entrance Hall
- Open Plan Living Room & Garden Room
- Kitchen & Downstairs Shower Room
- Four Bedrooms
- Family Bathroom
- Driveway, Garage & Garden
- Viewing Is Advised
- EER - D, Freehold, Council Tax Band -E

## LOCATION LOCATION....

Barnet Close in Oadby is a wonderfully peaceful cul-de-sac that perfectly captures the charm of suburban living while offering fantastic convenience for families & professionals alike. The area is highly regarded for its excellent schools, with Brocks Hill Primary and Glenmere Community Primary just a short walk away, and Gartree High School & Beauchamp College providing outstanding secondary & post-16 education. Nearby Brocks Hill Country Park is a real gem—offering wide open meadows, woodland walks, play areas & scenic trails—perfect for weekend strolls, picnics or simply enjoying the fresh air. Lucas Marsh nature reserve is also close by, adding to the sense of space & tranquillity that makes this location so special. For everyday living, Oadby Parade is just a short distance away, offering a great selection of shops, cafés, restaurants & supermarkets, so everything you need is right on your doorstep. Excellent transport links make getting around a breeze, with regular bus services into Leicester city centre and easy access to the A6 & ring road for commuters, plus South Wigston train station within easy reach for wider travel. This is a location that has a lovely, friendly community feel, with tree-lined streets and well-kept homes creating a welcoming environment. Barnet Close isn't just a place to live—it's a place to put down roots, enjoy the outdoors, and be part of a vibrant, well-connected neighbourhood.



## THE INSIDE STORY

This wonderful extended family home is tucked away at the end of a peaceful cul-de-sac in a highly regarded location, offering space, comfort & flexibility for modern family living. A welcoming porch & entrance hall set the tone for the home, leading through to a well-equipped fitted kitchen that's perfect for both everyday cooking & entertaining. The heart of the home is the impressive open-plan living space, where a generous lounge flows seamlessly into a dining area—ideal for family meals, celebrations or cosy evenings together. From here, the garden room creates a light-filled retreat, perfect for relaxing with a morning coffee, enjoying views of the garden or hosting friends in the warmer months. A convenient downstairs shower room adds extra practicality to the ground floor. Upstairs, the landing leads to four well-proportioned bedrooms, offering plenty of room for a growing family or visiting guests. The primary bedroom is a true highlight, featuring beautiful dual-aspect windows that flood the room with natural light, creating a calm & airy retreat. A family bathroom serves the first floor, adding to the home's functionality. Outside, a driveway provides ample off-road parking and leads to a garage for additional storage or hobby space. The rear garden is perfect for both entertaining & relaxing, with a patio area ideal for barbecues and alfresco dining, and a neat lawn where children can play or you can simply unwind in the sunshine. With its generous proportions, versatile layout & enviable location, this is a home designed for making memories.

