



3 Kendrick Drive, Oadby
£280,000


ANDREW
GRANGER & CO




3 Kendrick Drive

Oadby, Leicester

Chain-free three-bed semi in Oadby on a large corner plot. Detached garage, extension potential, ideal for families or first-time buyers. Sought-after area with schools and amenities.

Council Tax band: C

Tenure: Freehold

- No onward sales chain
- Three-bedroom semi-detached home
- Generous corner plot
- Two double bedrooms plus single
- Lounge/diner with flexible living space
- Outbuildings and covered side area with conversion potential
- Detached garage with scope to extend above (STPP)
- Excellent extension potential to side and rear (STPP)





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Situated on a generous corner plot in the ever-popular suburb of Oadby, this three-bedroom semi-detached home offers an exciting opportunity for buyers seeking space, flexibility, and future potential. Offered to the market chain free, the property is ideal for first-time buyers, families, or those looking for a rewarding project with scope to grow into over time.

The accommodation begins with a welcoming entrance hallway featuring a large storage cupboard, leading through to a bright and spacious lounge/diner, perfect for both everyday living and entertaining. The kitchen is positioned to the rear and opens out to a covered side area, providing sheltered access to two useful outbuildings. This space presents excellent potential to be incorporated into a larger kitchen or kitchen/diner, subject to the necessary planning permissions.



Upstairs, the property offers two well-proportioned double bedrooms, a further single bedroom, and a family bathroom. Externally, the standout feature is the substantial corner plot, which offers ample outdoor space and multiple possibilities for extension. There is also a detached garage, and the layout lends itself particularly well to extending over the garage to create a fourth bedroom upstairs, as well as extending to the rear, all subject to planning consent.

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The size of the plot and the existing layout make this a highly versatile home. Whether you are looking to modernise, extend, or reconfigure to suit growing needs, this property provides a fantastic blank canvas with genuine long-term potential.

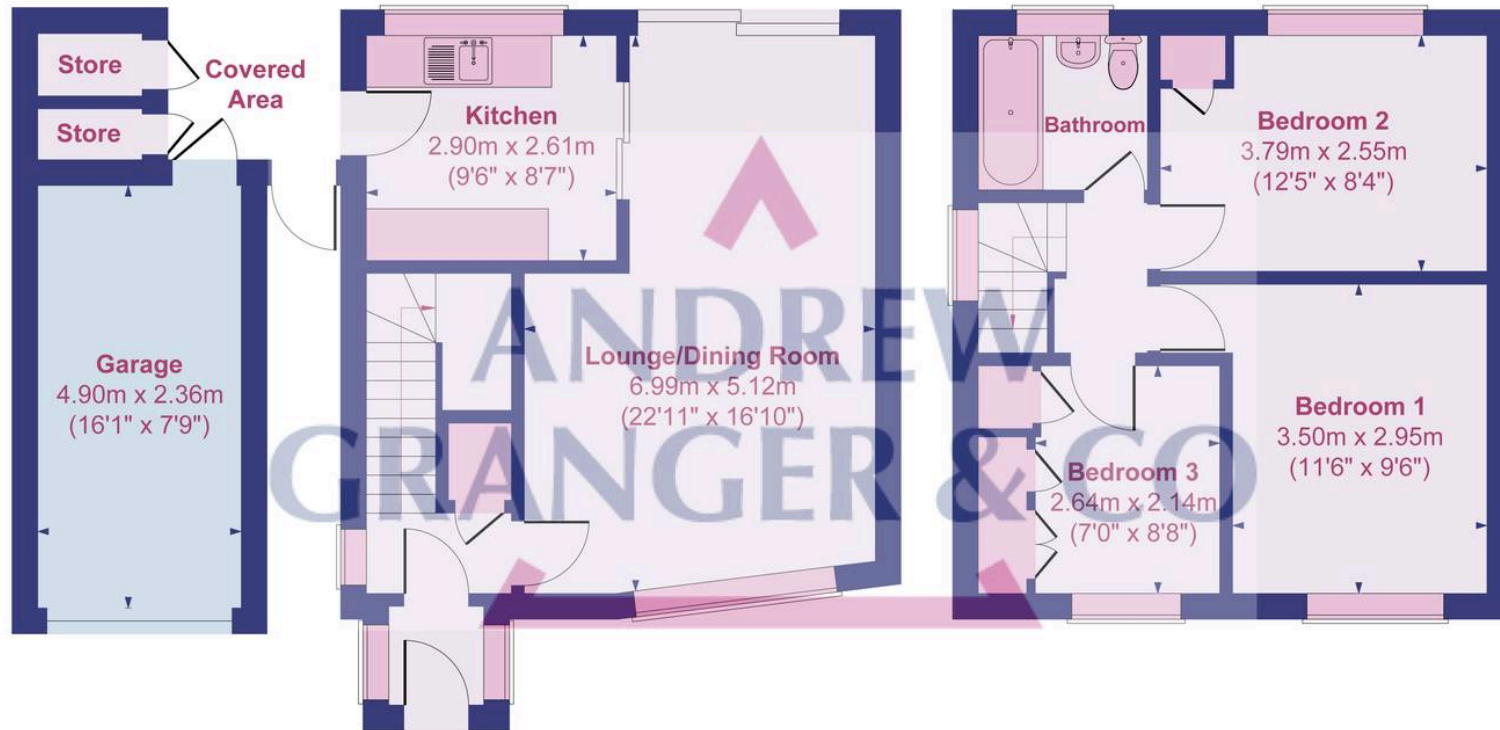
Oadby is a highly sought-after location, renowned for its strong community feel, excellent local schools, and abundance of green spaces, including the popular Botanic Gardens. The area benefits from a wide range of local amenities, shops, cafés, and leisure facilities, along with excellent transport links to Leicester city centre and surrounding areas. Its blend of suburban charm and convenience makes Oadby a consistently desirable place to live.

With its generous plot, extension potential, detached garage, and chain-free status, this is a rare opportunity to acquire a home that can truly adapt to your needs over time. Early viewing is highly recommended to fully appreciate the scope on offer.





Approximate Gross Internal Area
77.1 sq. m. (830 sq. ft.)
Garage At 11.5 sq. m. (124 sq. ft.)
Total 88.6 sq. m. (954 sq. ft.)



Ground Floor

Floor area 39.0 sq.m. (420 sq.ft.) approx
Garage 11.5 sq.m. (124 sq.ft.) approx

First Floor

Floor area 38.1 sq.m. (410 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

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