



Coombe Rise, Oadby Leicester LE2 5TX

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welcome to

Coombe Rise, Oadby Leicester

Three-bedroom semi-detached home in a sought-after Oadby location, featuring a spacious kitchen/dining room, private rear garden, garage, driveway parking and a modern refurbished shower room, conveniently close to excellent schools and local amenities

Front Garden

To the front, the property benefits from a driveway providing off-road parking for up to two vehicles, alongside a lawned area that enhances the property's kerb appeal. Mature planting and boundary screening create a pleasant frontage.

Entrance Hall

The property is entered via a bright and welcoming porch, providing a practical space for coats and shoes. The entrance hall gives access to the kitchen/dining room, living room and first-floor accommodation, with useful under-stairs storage.

Kitchen/Dining Room

Positioned to the front of the property, the spacious kitchen/dining room is fitted with a range of wall and base units complemented by wooden work surfaces and tiled flooring. Integrated appliances include a gas cooker and dishwasher. The room offers ample storage, generous preparation space and room for family dining. A side door provides convenient access to the exterior of the property.

Living Room

A bright and comfortable living space located at the rear of the home, featuring attractive laminate flooring and patio doors that open directly onto the rear garden. The room offers plenty of space for both relaxation and entertaining.

First Floor Landing

The first-floor landing provides access to all three bedrooms, the family shower room, loft access and an airing cupboard for additional storage.

Bedroom 1

A generous double bedroom situated at the front of the property, benefiting from a large window that

fills the room with natural light. Fitted floor-to-ceiling wardrobes provide excellent storage while maximising floor space.

Bedroom 2

A spacious second double bedroom overlooking the rear garden. Light and airy throughout, this room offers ample space for a range of bedroom furniture.

Bedroom 3

A versatile third bedroom which could equally serve as a nursery, home office or study.

Family Shower Room

Recently refurbished to a modern standard, the fully tiled shower room comprises a large corner shower enclosure, wash hand basin and WC, creating a stylish and practical family bathroom.

Rear Garden

The private rear garden offers an excellent outdoor space for families and entertaining. Featuring a paved patio area, lawn and fenced boundaries, the garden enjoys a good degree of privacy. A storage shed and direct access to the garage add further practicality.

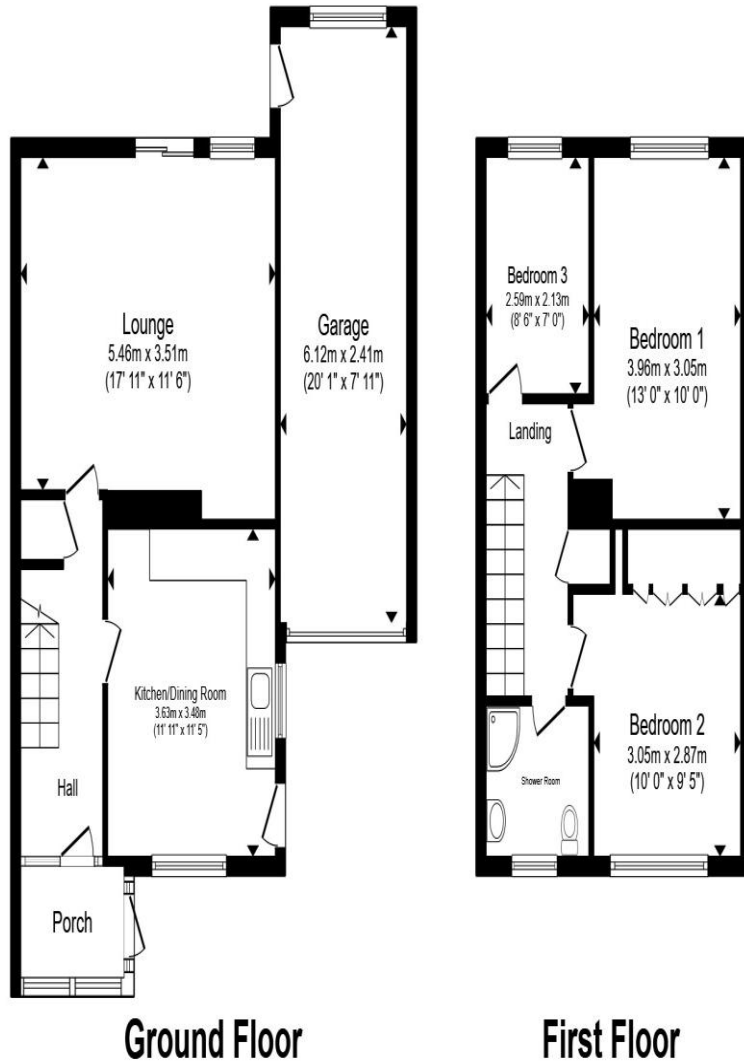
Garage

Accessible from both the front and rear, the single garage provides secure parking, workshop space or additional storage to suit a variety of needs.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead."



Total floor area 101.2 m² (1,090 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Coombe Rise,
Oadby Leicester

- Sought-after Oadby location
- Three well-proportioned bedrooms
- Spacious kitchen/dining room
- Rear garden, garage and driveway parking
- Modern shower room

Tenure: Freehold EPC Rating: C

offers over
£310,000



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Property Ref:
OAD108760 - 0002

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