



SETTOLET  
SALES • LETTINGS • MANAGEMENT

**38 Ash Tree Road, Leicester, LE2 5YB**

**Price £425,000**



Welcome to Ash Tree Road, Oadby, a beautifully extended and modernised four-bedroom family home offering generous living space and stylish finishes throughout.

The heart of the home is the impressive open-plan living and dining area to the rear, flowing seamlessly into a luxury fitted kitchen with a range of wall and base units, perfect for modern family living and entertaining. A separate front lounge provides a cosy retreat.

The ground floor also benefits from a useful utility room and a versatile conservatory, ideal as a playroom, home office or additional sitting room.

Upstairs offers four well-proportioned bedrooms, including a superb loft conversion with walk-in wardrobe. Two modern bathrooms, including a convenient ground floor shower room, ensure practicality for busy households.

Externally, the property features off-street parking and a private decked patio area, perfect for summer dining and outdoor enjoyment.

Situated in the highly sought-after area of Oadby, close to outstanding rated schools, local amenities and excellent motorway links, this home offers the perfect balance of comfort, space and convenience.

Contact Set To Let Estate Agents to arrange your viewing.

- Attractive, Extended and Tastefully Modernised Throughout
- Lounge, Open Plan Living Room / Dining Room,
- Beautiful Kitchen
- Utility Room, Ground Floor Shower Room
- First Floor with Three Bedrooms & Family Bathroom
- Second Floor with Bedroom Four
- Off Street Parking for Several Cars
- Patio Area - Sheltered with Decking
- GCH - Under Floor Heating - DGW
- Near Outstanding Rated Schools

## Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.

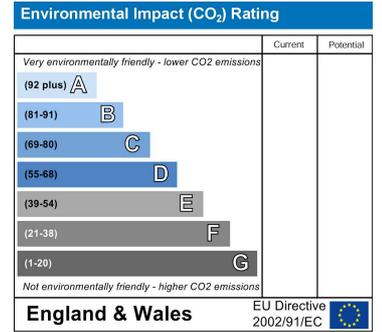
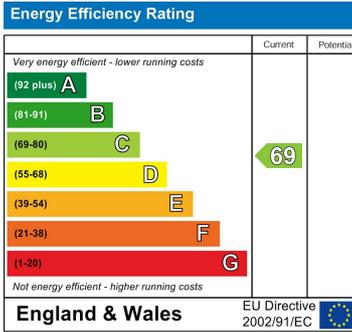
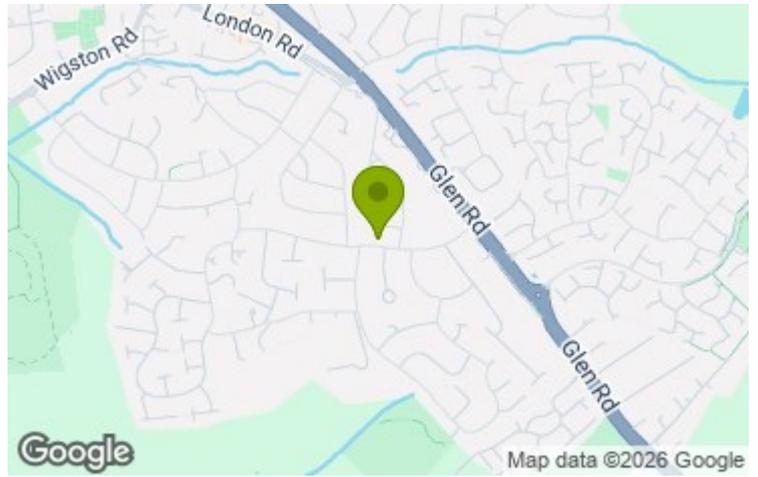
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4 BEDROOM - SEMI DETACHED WITH LOFT CONVERSION

TOTAL FLOOR AREA - 1500 sq.ft. (147.7 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of walls, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, options and appliances shown here are for illustrative purposes and not guaranteed as to their availability or efficiency and may be given made with change of time.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.