13 Leicester Road, Wigston LE18 1NR
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Porch

Lounge
11'2 x 15'7 (3.40m x 4.75m)

Dining Area
6'1 x 12'9 (1.85m x 3.89m)

Kitchen
9'9 x 18'7 (2.97m x 5.66m)

Family Room
7'4 x 22'0 (2.24m x 6.71m)

Utility Room
7'4 x 9'4 (2.24m x 2.84m)

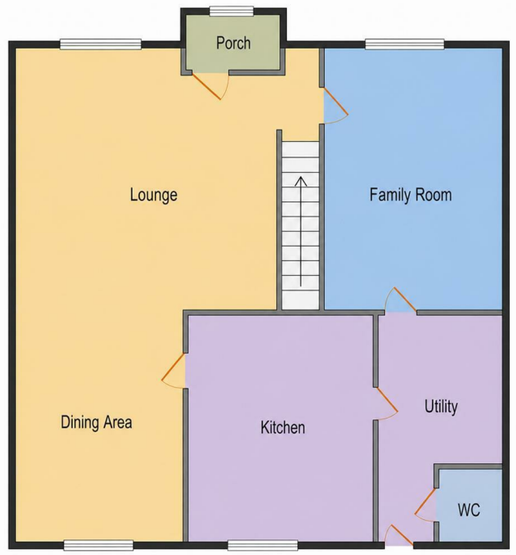
Downstairs Cloaks
3'4 x 4'6 (1.02m x 1.37m)

Bedroom One
10'0 x 12'1 (3.05m x 3.68m)

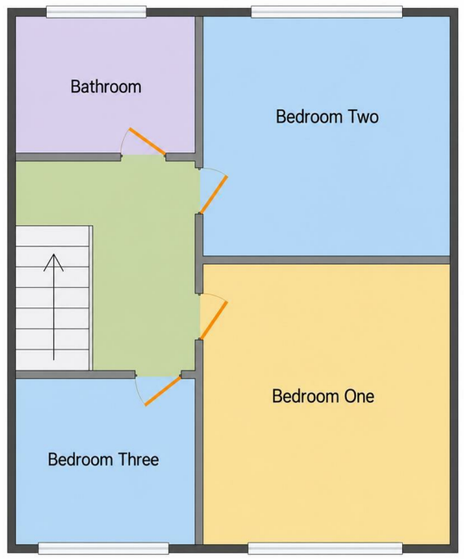
Bedroom Two
9'2 x 9'10 (2.79m x 3.00m)

Bedroom Three
8'1 x 7'1 (2.46m x 2.16m)

Shower Room
7'0 x 5'7 (2.13m x 1.70m)



Ground Floor



1st Floor

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 who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
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.

12 Tamar Road, Oadby, Leicester, LE2 4GN

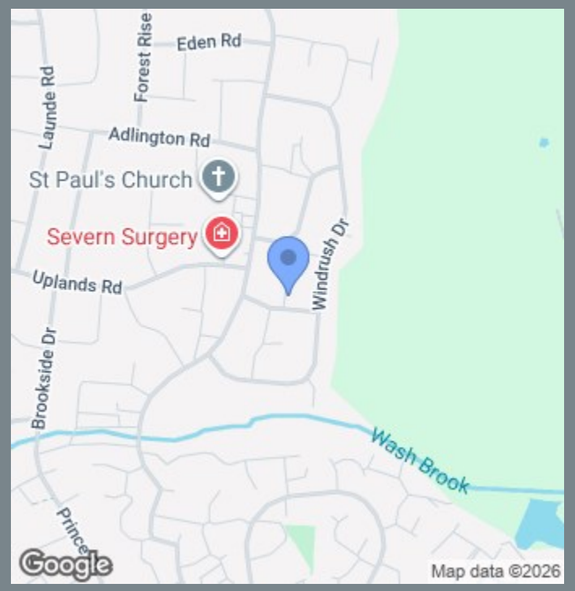
£320,000

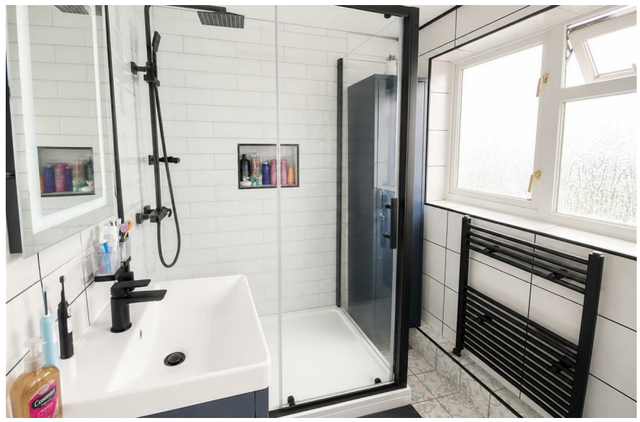
OVERVIEW

- Semi Detached Family Home
- Open Plan Lounge Diner
- Family Room
- Utility Room and Downstairs Cloaks
- Three Bedrooms - Two Doubles and A Single
- Family Shower Room
- Enclosed Rear Garden and Under Cover Seating Area
- Driveway Offering Parking
- EER Rating C, Freehold, Council Tax C
- Must Be Viewed

LOCATION LOCATION....

Tamar Road enjoys a well-established residential position within the popular Oadby area, making it an appealing choice for families, professionals & those looking to remain within easy reach of Leicester while enjoying a more suburban setting. The road itself is relatively small & residential, connecting with Severn Road, Windrush Drive & Trent Close.
One of the real attractions of this location is the excellent choice of schools close by, with Brookside Primary School & Manor High School both around a quarter of a mile away, while Woodland Grange Primary School & the highly regarded Beauchamp College are also within easy reach.
Overall, Tamar Road combines a quieter residential setting with excellent schooling, convenient shopping, green spaces & strong transport connections, making this a particularly attractive part of Oadby for family living.



THE INSIDE STORY

Nestled on the charming Tamar Road in Oadby, Leicester, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Bedrooms one and two are thoughtfully equipped with fitted wardrobes, providing ample storage and a tidy living environment.
The heart of the home is the wonderful lounge and dining area offering the versatility to suit any growing family. There is additionally a family room which the current owners use as a dining room, perfect for family meals or formal entertaining. The fitted kitchen has an array of wall and base units, eye level double oven, integrated dishwasher and space for a fridge freezer, a lovely pantry and a small breakfast bar.
To the first floor are three bedrooms two doubles both having fitted wardrobes and a single. The bathroom is practical and stylish, complete with a shower cubicle, , wash hand basin, and low-level W C, ensuring all your daily needs are met with ease.
Step outside to discover a lovely undercover seating area, perfect for enjoying the outdoors, whether it be for morning coffee or evening relaxation. This space adds a wonderful dimension to the property, allowing for year-round enjoyment of the garden. Th garden has an easy to maintain astro turf lawn and a small patio area too.
The front has a driveway providing off road parking for two cars.
Located in the sought-after area of Oadby, this home is well-positioned for local amenities, schools, and parks, making it an excellent choice for those looking to settle in a vibrant community. This semi-detached house on Tamar Road is not just a property; it is a place where memories can be made. Must be viewed ti truly appreciate all this home has to offer.