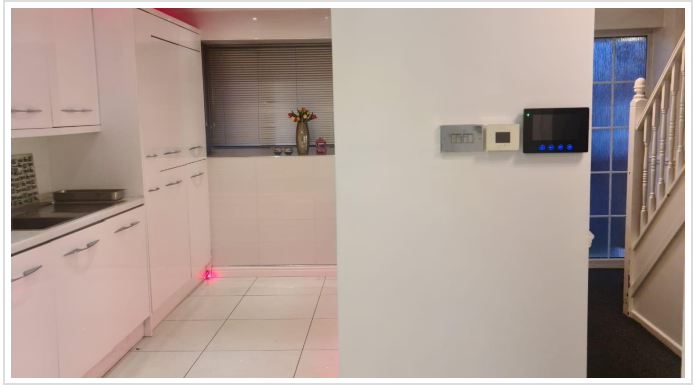


4 Bed Detached In Smore Slade Hills Oadby, Leicester, LE2 4UX £470,000





SHORT DESCRIPTION

Property Ref: 16850 We are delighted to present this exceptional detached corner property, situated in the highly sought-after area of Oadby Grange. This beautifully presented home is ideal for growing families seeking comfort, convenience, and modern living, offering spacious and versatile accommodation throughout. The property comprises four generously sized four bedrooms, three bathrooms, and a spacious living room, providing ample room for both relaxation and entertaining. A standout feature of the home is the fully fitted open-plan kitchen diner with integrated appliances and underfloor heating, with direct access to the rear garden, ideal for culinary enthusiasts and perfect for family meals and social gatherings. In addition, the converted garage room offers flexible extra space and can be utilised as a home cinema, office, playroom, gym, or guest room to suit a variety of lifestyles. Externally, the property benefits from a front garden, rear garden, garage, side shed, garden shed, and driveway parking for up to four vehicles. Positioned in a prime location, this home offers excellent access to local amenities, shops, public transport links, and pubs, making it a perfect choice for families and professionals alike. Its proximity to esteemed schools and a college further enhances its appeal, providing access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living in a desirable location, making it an ideal choice for discerning individuals or families seeking a place to call home. Early viewing is highly recommended. Property Type: Detached Full selling price: £470000.00 Pricing Options: Offers Over Tenure: Freehold Council tax band: E EPC rating: C Measurement: 1506.95 sq.ft. Outside Space: Front Garden, Rear Garden, Patio Parking: Garage, Driveway, Private Heating Type: Air Conditioning, Double Glazing, Electric Heating, Gas, Underfloor Heating Chain Sale or Chain Free: Chain free.



Bed Room(s)



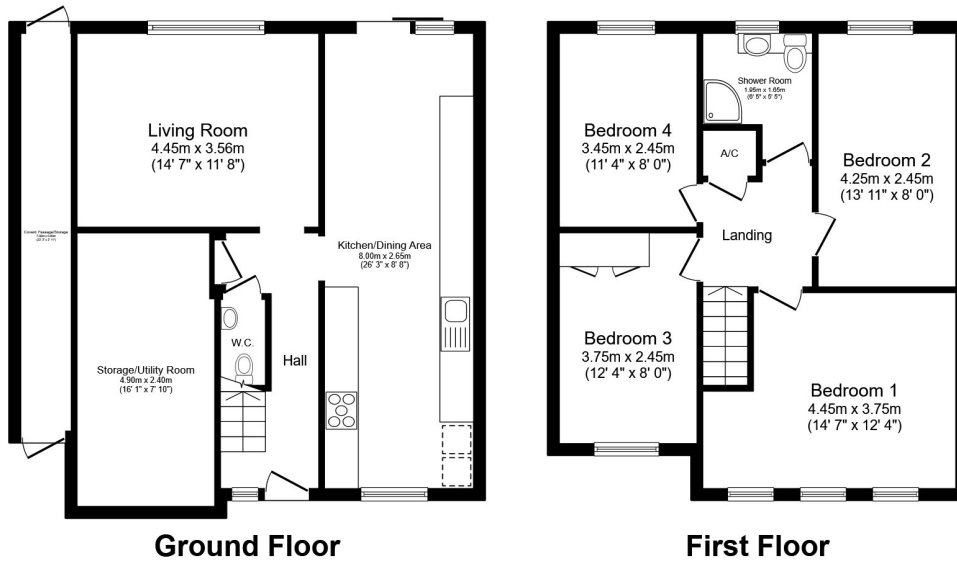
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 119.9 sq.m. (1,290 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.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Detached house
Total floor area	140 square metres

Rules on letting this property

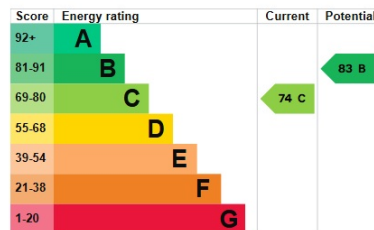
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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