



Meadowcourt Road, Oadby

£800,000

Situated on a partly TREE-LINED CUL-DE-SAC, this FIVE BEDROOM detached family home occupies well-positioned plot. Externally, the home enjoys an established rear garden and a DOUBLE GARAGE





Entrance Hall

With stairs to first floor, laminate floor, alarm panel, radiator.

Ground Floor WC

With double glazed window to the side elevation, low-level WC, wash hand basin, tiled floor, radiator.

Sitting Room 23' 4" x 11' 6" (7.10m x 3.50m)

With double glazed window to the front elevation, double glazed doors to rear garden, decorative fireplace, TV point, laminate floor, radiator.

Dining Room 18' 1" x 11' 5" (5.51m x 3.47m)

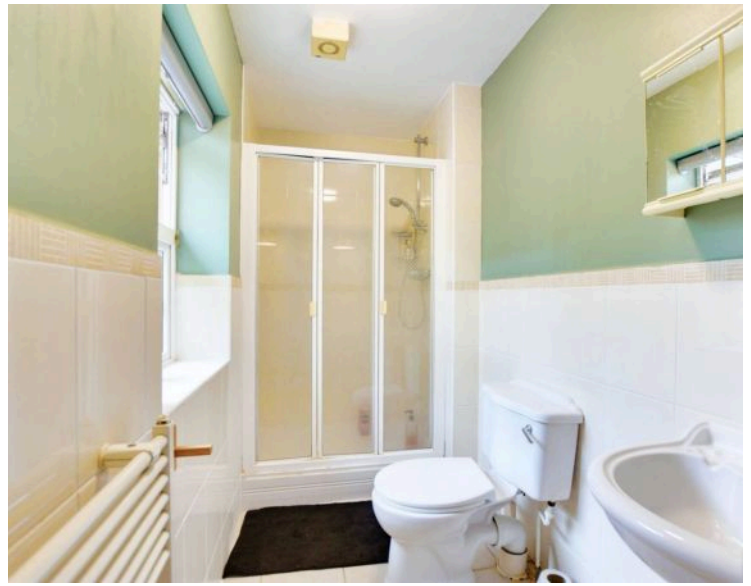
With double glazed windows to the side elevation, laminate floor, internal door to garage, two radiators.

Family Room 14' 1" x 9' 6" (4.29m x 2.89m)

With double glazed bay window to the rear elevation, wooden floor, column radiator.

Kitchen Breakfast Room 17' 5" x 11' 10" (5.30m x 3.60m)

Narrowing to 3.5 m. With double glazed windows to the rear and side elevations, door to the side elevation, inset sink and drainer unit, wall units with under unit lighting, base units with granite work surface over, integrated oven and hob, splash back, extractor fan over, built-in dishwasher, plumbing for washing machine, wall mounted boiler, wooden floor, radiator.



Ground Floor Bedroom Five/Living Area

18' 8" x 14' 7" (5.70m x 4.45m)

Narrowing to 3.16 m. With double glazed window to the rear elevation, laminate floor, radiator.

Dressing Area

With double glazed window to the front elevation, wardrobes, laminate floor.

En-Suite Shower Room

With double glazed window to the front elevation, tiled shower cubicle, pedestal wash hand basin, low-level WC, extractor fan, heated chrome towel rail.

First Floor Landing

With radiator.

Principal Bedroom

13' 2" x 11' 6" (4.02m x 3.50m)

With double glazed window to the front elevation, radiator.

Dressing Room

9' 11" x 5' 8" (3.01m x 1.73m)

With double glazed window to the rear elevation, wardrobes, radiator.

En-Suite Shower Room

10' 0" x 4' 5" (3.04m x 1.34m)

With double glazed window to the front elevation, double shower cubicle, pedestal wash hand basin, low-level WC, tiled floor, heated towel rail.

Bedroom Two

17' 7" x 12' 0" (5.36m x 3.65m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

Bedroom Three

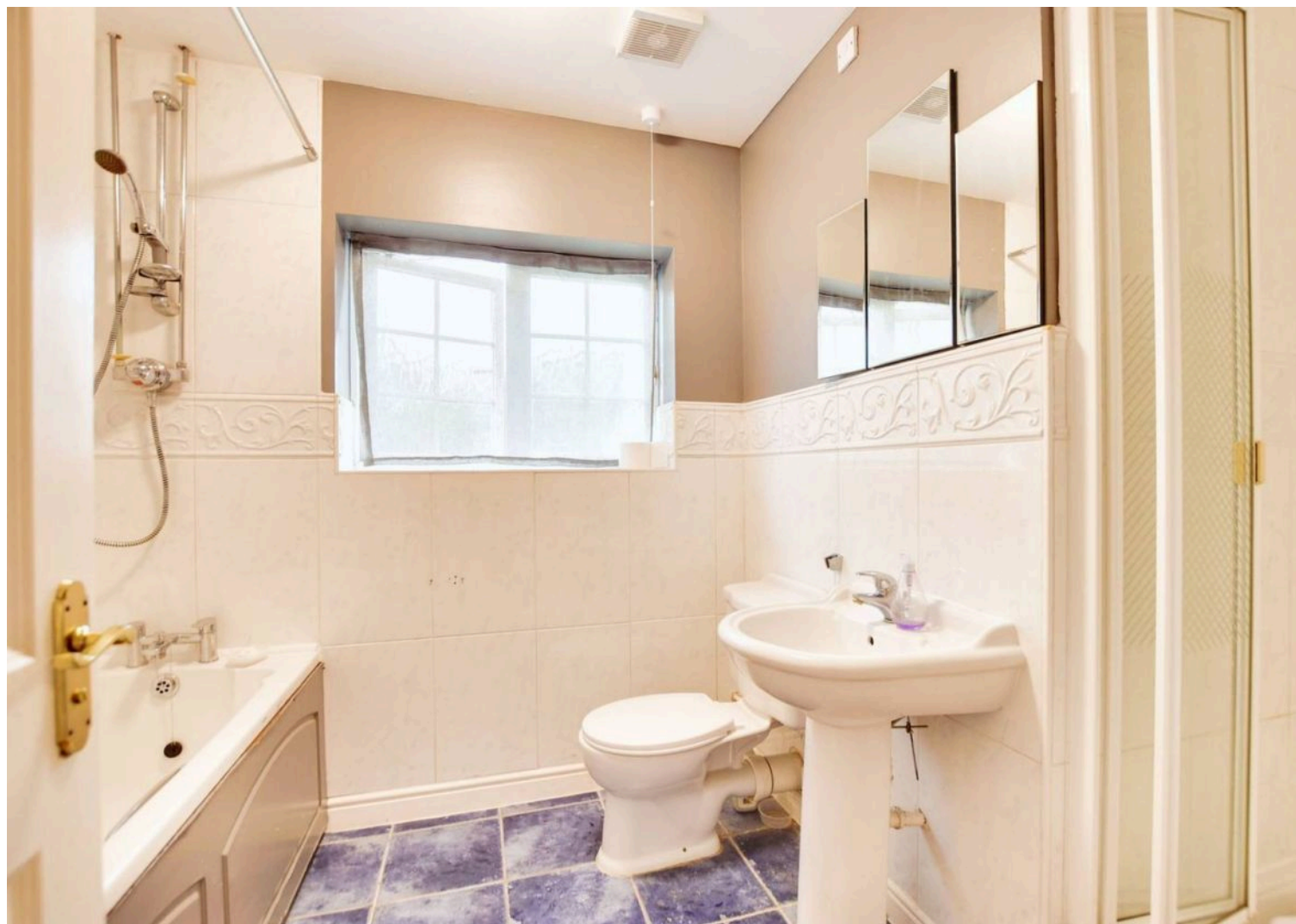
10' 8" x 9' 8" (3.26m x 2.95m)

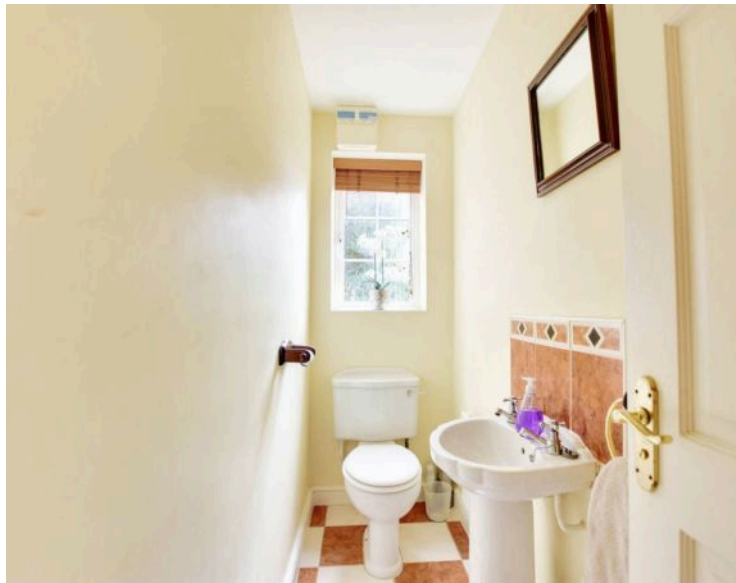
With double glazed window to the rear elevation, fitted wardrobes, radiator.

Bedroom Four

9' 11" x 8' 11" (3.01m x 2.71m)

Narrowing to 2.49 m. With double glazed window to the rear elevation, built-in wardrobe, radiator.





Family Bathroom

9' 1" x 6' 1" (2.77m x 1.85m)

With double glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, low-level WC, separate shower cubicle, part tiled walls.

Front Garden

Tarmac and block paved frontage with flowerbeds and shrubs, mature trees, further garden area to the side of the garage.

Rear Garden

With paved patio area, lawn, flowerbeds and shrubs, mature trees, fencing to perimeter, gate to side access.

Driveway

3 vehicles

Double Garage

2 vehicles

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

Conservation Area

This property is located within a designated Conservation Area. As such, certain alterations or developments may be subject to additional planning restrictions. Prospective purchasers are advised to make their own enquiries with the local planning authority to confirm any limitations or requirements before proceeding.



The property is ideally situated for Oadby's highly regarded schools and benefits from nearby bus links into Leicester City Centre, with its professional quarters and train station. A wide range of amenities are available along The Parade in Oadby Town Centre, including three mainstream supermarkets. Leisure and recreational facilities such as Leicester Racecourse, the University of Leicester Botanic Gardens, Parklands Leisure Centre, and Glen Gorse Golf Club are also close by.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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