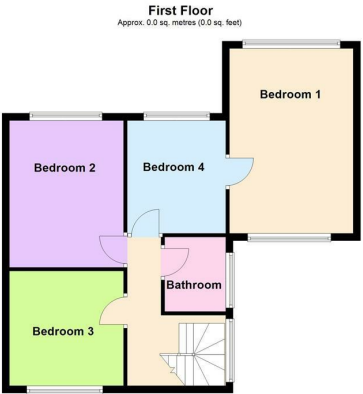
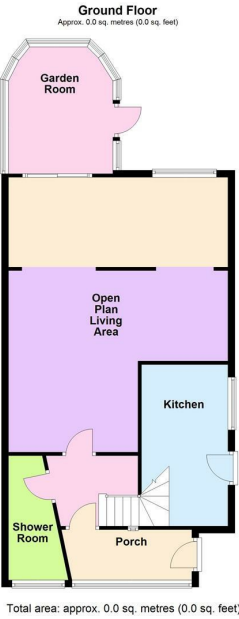


FLOOR PLAN

DIMENSIONS

- Porch
- Entrance Hall
- Downstairs Shower Room  
11'05 x 4'06 (3.48m x 1.37m)
- Kitchen  
15' 7'09 (4.57m 2.36m)
- Open Plan Living Space  
26' x 19'02 max (7.92m x 5.84m max)
- Garden Room  
11'11 x 9'04 (3.63m x 2.84m)
- Landing
- Bedroom One  
16'08 x 11'03 (5.08m x 3.43m)
- Bedroom Two  
13' x 10'02 (3.96m x 3.10m)
- Bedroom Three  
10'04 x 10'01 (3.15m x 3.07m)
- Bedroom Four  
10'01 x 8'11 (3.07m x 2.72m)
- Bathroom  
5'07 x 6'11 (1.70m x 2.11m)



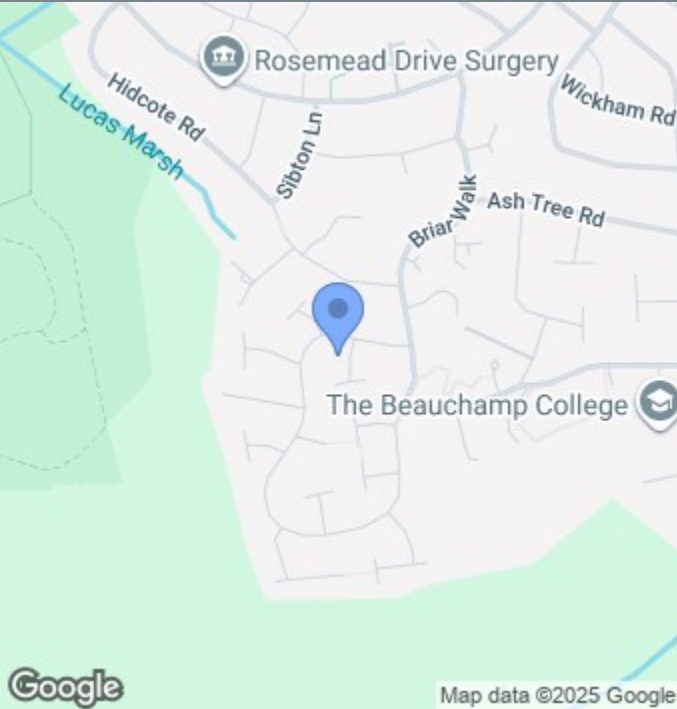


# OVERVIEW

- Extended Family Home
- Cul De Sac Location
- Porch & Entrance Hall
- Open Plan Living Room & Garden Room
- Kitchen & Downstairs Shower Room
- Four Bedrooms
- Family Bathroom
- Driveway, Garage & Garden
- Viewing Is Advised
- EER - D, Freehold, Council Tax Band -E

# LOCATION LOCATION....

Barnet Close in Oadby is a wonderfully peaceful cul-de-sac that perfectly captures the charm of suburban living while offering fantastic convenience for families & professionals alike. The area is highly regarded for its excellent schools, with Brocks Hill Primary and Glenmere Community Primary just a short walk away, and Gartree High School & Beauchamp College providing outstanding secondary & post-16 education. Nearby Brocks Hill Country Park is a real gem—offering wide open meadows, woodland walks, play areas & scenic trails—perfect for weekend strolls, picnics or simply enjoying the fresh air. Lucas Marsh nature reserve is also close by, adding to the sense of space & tranquillity that makes this location so special. For everyday living, Oadby Parade is just a short distance away, offering a great selection of shops, cafés, restaurants & supermarkets, so everything you need is right on your doorstep. Excellent transport links make getting around a breeze, with regular bus services into Leicester city centre and easy access to the A6 & ring road for commuters, plus South Wigston train station within easy reach for wider travel. This is a location that has a lovely, friendly community feel, with tree-lined streets and well-kept homes creating a welcoming environment. Barnet Close isn't just a place to live—it's a place to put down roots, enjoy the outdoors, and be part of a vibrant, well-connected neighbourhood.



# THE INSIDE STORY

*This wonderful extended family home is tucked away at the end of a peaceful cul-de-sac in a highly regarded location, offering space, comfort & flexibility for modern family living. A welcoming porch & entrance hall set the tone for the home, leading through to a well-equipped fitted kitchen that's perfect for both everyday cooking & entertaining. The heart of the home is the impressive open-plan living space, where a generous lounge flows seamlessly into a dining area—ideal for family meals, celebrations or cosy evenings together. From here, the garden room creates a light-filled retreat, perfect for relaxing with a morning coffee, enjoying views of the garden or hosting friends in the warmer months. A convenient downstairs shower room adds extra practicality to the ground floor. Upstairs, the landing leads to four well-proportioned bedrooms, offering plenty of room for a growing family or visiting guests. The primary bedroom is a true highlight, featuring beautiful dual-aspect windows that flood the room with natural light, creating a calm & airy retreat. A family bathroom serves the first floor, adding to the home's functionality. Outside, a driveway provides ample off-road parking and leads to a garage for additional storage or hobby space. The rear garden is perfect for both entertaining & relaxing, with a patio area ideal for barbecues and alfresco dining, and a neat lawn where children can play or you can simply unwind in the sunshine. With its generous proportions, versatile layout & enviable location, this is a home designed for making memories.*

