



Brambling Way, Oadby, Leicester, LE2 5PB

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Property Description

This wonderful 3 bedroom home sits on a highly desirable corner plot in the sought after area of Oadby, close to a range of well regarded schools and a short walk The Parade, home to a number of local shops, cafes and amenities. Set back from the road behind a paved driveway providing ample off road parking for multiple vehicles, this fantastic home features ample downstairs accommodation with multiple reception rooms and 3 well sized bedrooms on the first floor.

The property opens into a large porch providing a great space to store shoes and coats which then leads directly into a light and welcoming entrance hallway. The main living area consists of an open plane, L-shaped lounge/dining area with direct access into the kitchen, itself with a range a wall and base mounted units, ample work tops and a wealth of appliances. Brambling Way stands out above other houses of this style thanks to two additional reception areas in the form of a large conservatory and a converted study (formally the garage) which offers a variety of uses from home office, playroom or occasional forth bedroom. Finally, a handy cloakroom/WC rounds out the downstairs portion of this lovely home

Upstairs, the master bedroom is well sized and features both in built wardrobes alongside an additional storage area and a further two spacious bedrooms provide ample space for family and guests. The first floor accommodation also houses the well appointed family bathroom featuring a low level WC, wash hand basin, bath with over-the-top shower and tiled walls.

Towards the side of the property is a well maintained and private garden alongside an additional courtyard style area which provides a fantastic area for a potential extension subject to planning permission.

With a number of high performing local schools Oadby has always been a highly sought after location. Located near to the A6 there are a number of excellent commuter links both in and out of the city an open countryside is never far away.





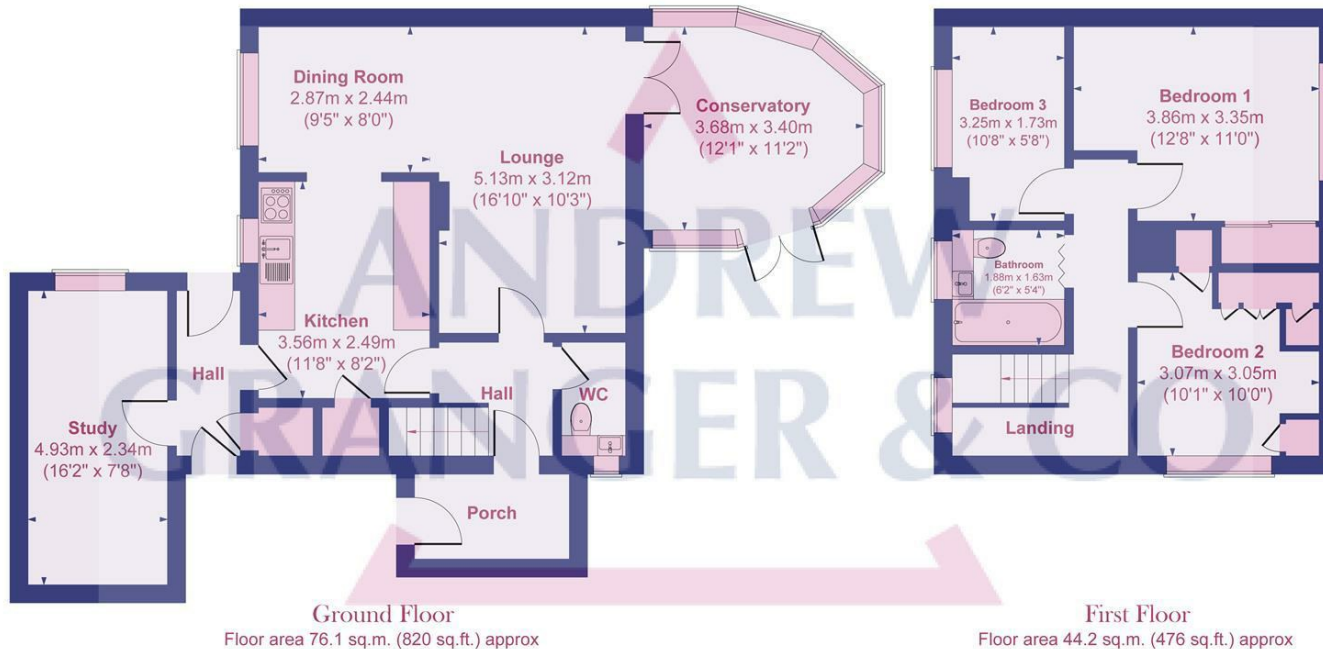
Key Features

- Open plan lounge/diner/kitchen
- Multiple reception area including a conservatory and study
- Extremely popular location close to schools and local amenities
- Desirable corner plot
- Potential to extend (STPP)
- Upvc double glazing throughout
- Front Garden, Established Enclosed Rear Garden, Further Courtyard Garden To Side
- Paved driveway providing off road parking for multiple vehicles

Asking Price
£350,000



Approximate Gross Internal Area
120.3 sq. m. (1296 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority
Oadby & Wigston

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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