



Woodfield Road, Oadby, Leicester, LE2 4HP

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Property Description

Welcome to this stunning 4-bedroom detached family home located on the desirable Woodfield Road in Oadby. This property offers an exceptional combination of generous living space, a large, rarely available plot and an excellent location. This wonderful property is ideally suited for families looking for their long term home.

On the ground floor, the property boasts a bright and airy lounge/diner, offering direct views of the large garden and creating the perfect space for family gatherings or entertaining guests. A separate sitting room sits towards the front of the property and helps create a spacious yet cosy reception area. The extended kitchen diner is both functional and stylish, offering ample room for cooking, dining, and socialising in one seamless space.

Upstairs, there are three spacious double bedrooms and a well-sized single bedroom, providing flexibility for family living, guest accommodation, or even a dedicated home office. Upstairs, the convenience of two modern shower rooms, situated next door to two WCs, ensures there's plenty of space for everyone, while an additional downstairs WC adds further practicality.

Set on a generous plot, the house benefits from a large, well-maintained garden that is perfect for outdoor activities or summer entertaining. The property also offers ample off-road parking and a garage, ensuring plenty of space for vehicles and storage.

With its spacious layout, excellent location near local schools, shops, and transport links, and a host of practical features, this home truly stands out. Early viewings are highly recommended to fully appreciate everything it has to offer.



Key Features

- No upward sales chain
- Double glazing throughout
- Vast plot with both front and rear gardens
- Integrated garage and additional car port providing off road parking for multiple vehicles
- Extremely sought-after Oadby location
- Three double bedrooms alongside and additional well-sized single
- Two separate shower rooms and three WCs
- Extended kitchen/diner alongside two extra reception rooms
- Ample outside space with dedicated outdoor dining area
- Easy access to a wealth of local amenities and transport links

**Offers Over
£600,000**

Accommodation in Detail

Ground Floor

Porch

Entrance porch with access to the downstairs WC and internal door leading into the main entrance hall.

Entrance Hallway

Light and welcoming entrance hallway featuring handy, understairs storage cupboard and access to the lounge/diner, sitting room and kitchen/diner.

Lounge/Diner

20'7" (max) x 10'5" (6.28 (max) x 3.19)

Vast reception room stretching the entire length of the property with bay fronted and rear facing windows overlooking the front and rear gardens alongside French doors to the rear. Finished with picture rails, feature fireplace and radiator.

Sitting Room

11'8" (max) x 10'2" (3.58 (max) x 3.10)

Spacious and cosy sitting room with bay fronted window and radiator.

Kitchen/Diner

11'10" x 12'3" (3.63 x 3.75)

Extended family kitchen/diner with a range of wall and base mounted units providing ample storage and workspace, main sink with draining board alongside a secondary sink, double fitted oven, 4 ring gas hob, space for fridge/freezer and space/plumbing for a dishwasher and a washing machine. Additional pantry and access to the lean-to. Side and rear facing windows overlooking the garden. Also featuring under-floor heating

Lean-To

15'10" x 3'11" (4.83 x 1.20)

Handy lean-to providing extra storage with fitting shelving and front and rear doors

WC

2'4" x 6'1" (0.72 x 1.86)

Cloakroom with toilet and hand-wash basin.

First Floor

Landing

Vast landing providing access to all four bedrooms alongside the shower rooms and WCs.

Bedroom One

18'6" x 9'10" (5.65 x 3.00)

Large master bedroom with front and rear facing windows, radiators and dedicated dressing area with fitted wardrobe and shelving.





Bedroom Two

10'6" x 10'5" (3.22 x 3.19)

Well sized bedroom with space for a double bed, front facing window, radiator and fitted wardrobes and dressing bench.

Bedroom Three

10'6" x 7'9" (3.22 x 2.37)

A further double room with fitted wardrobe and dressing bench, front facing window and radiator.

Bedroom Four

6'5" x 8'0" (1.97 x 2.46)

Well sized single bedroom with radiator and rear facing window overlooking the garden.

Shower Room

6'7" x 7'0" (2.03 x 2.15)

Spacious shower room with wood laminate flooring, floor to ceiling tiling, shower cubicle, hand wash basin, in built storage shelving, heated towel rail and rear facing window.

WC

2'8" x 5'4" (0.82 x 1.63)

Separate WC with toilet, hand wash basin and rear facing frosted window

Shower Room

8'7" x 7'3" (2.62 x 2.21)

Second shower room with wood laminate flooring, large walk in shower, hand wash basin, heated towel rail and rear facing window.

WC

6'5" x 2'9" (1.97 x 0.85)

A second WC with toilet and frosted side facing window

Integral Garage

Spacious integrated garage with up-and-over door and rear facing window providing ample additional storage space.

Agent's Note

Please note, a small section of the garden fence to right hand side of the rear garden is currently incorporating part of the neighbouring property's boundary, approximately 1 metre wide.

This does not form part of this property's boundary and is not included in the sale .

This fence will be straightened by the neighbours prior to completion, at full cost to the neighbour. Please ask the selling agent for further details or consult your own legal representative for further clarification.





EPC Rating - D

Tenure - Freehold

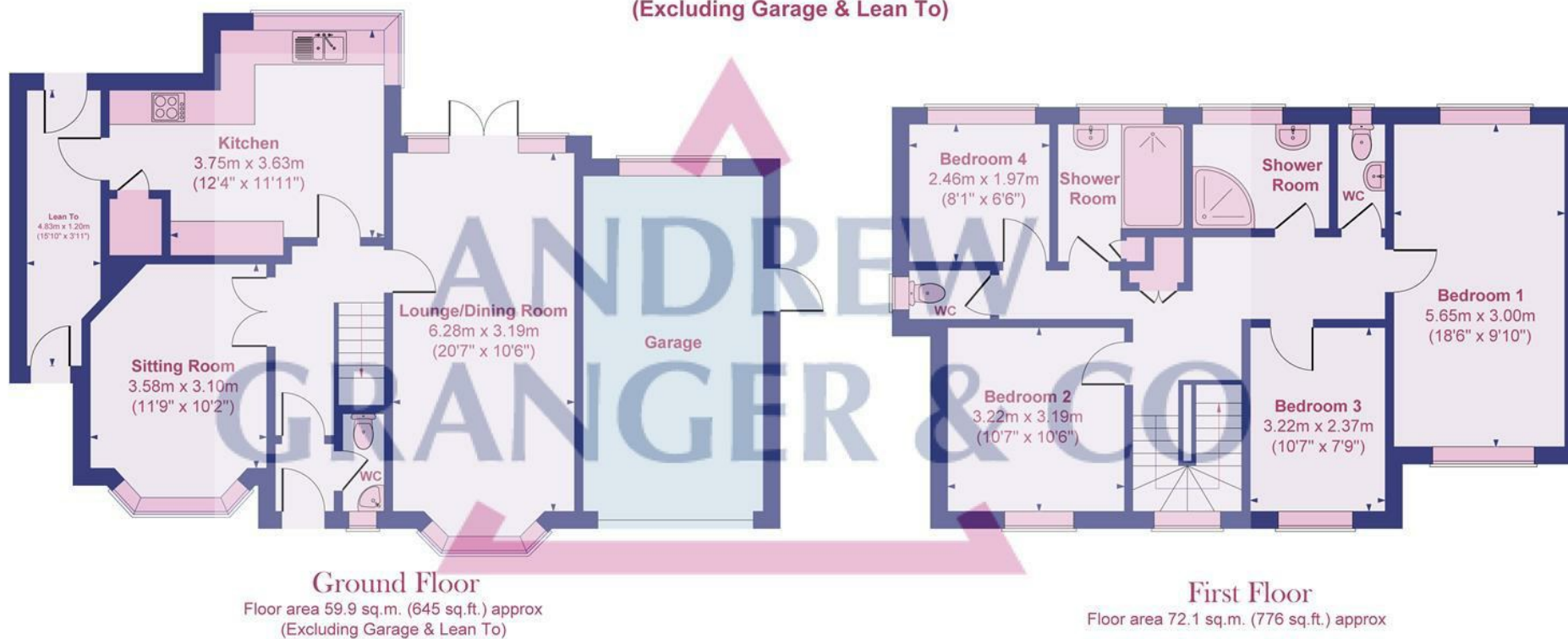
Council Tax Band - E

Local Authority
Oadby & Wigston

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for the sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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.

Approximate Gross Internal Area
132.0 sq. m. (1421 sq. ft.)
(Excluding Garage & Lean To)



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

To arrange a viewing please contact our Oadby (Sales) office on 01162 429922

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