



James Gavin Way, Oadby, Leicester, LE2 4UE

**ANDREW
GRANGER & CO**

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Property Description

Positioned on a generous corner plot, this impressive four-bedroom detached family home is a must see.

Built by the highly regarded Jelson Homes, this "Wentworth" style property is thoughtfully designed for modern family living. The ground floor features a spacious lounge, a separate formal dining room, a well-appointed kitchen, a convenient utility room, and a guest WC.

Upstairs, you'll find four bedrooms, each complete with fitted wardrobes that provide ample storage space.

Externally, the property boasts off-road parking for multiple vehicles, a large double garage, and beautifully maintained front and rear gardens—perfect for family life or entertaining.

Offered to the market with no upward chain and situated within the catchment area of several highly-rated schools, this home on the corner of James Gavin Way and Fenwick Road is the ideal next step for your growing family.





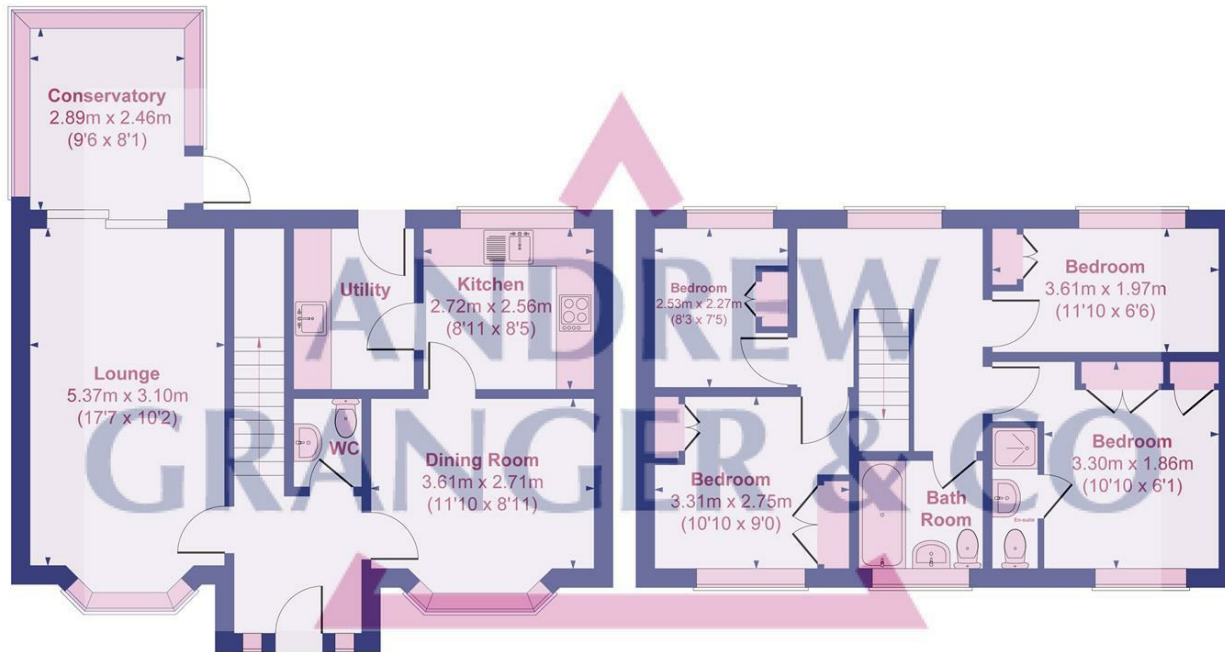
Key Features

- No upward sales chain
- Positioned on a larger than average corner plot
- Recently redecorated throughout
- Double garage and driveway for multiple vehicles
- Multiple reception areas, perfect for family living
- Within the catchment area of a number of highly rated schools
- Excellent location close to Oadby Parade
- Fitted wardrobes in all the bedrooms
- Installed solar panels, owned outright by the property
- Potential to extend (subject to planning)

**Offers Over
£425,000**



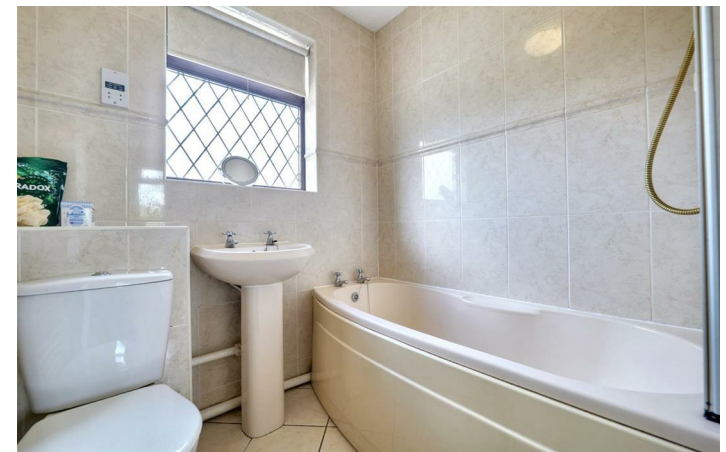
Approximate Gross Internal Area
108.6 sq. m. (1169 sq. ft.)



Ground Floor
 Floor area 59.9 sq.m. (645 sq.ft.) approx

First Floor
 Floor area 48.7 sq.m. (524 sq.ft.) approx

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 - D

Tenure - Freehold

Council Tax Band - E

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



To view this property please contact our Oadby (Sales) office on 0162 429922

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