

7 OBAN STREET  
NEWFOUNDPOOL, LEICESTER



JAMES  
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



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## 7 Oban Street

Newfoundpool  
Leicester  
LE3 9GA

A beautifully refurbished, three bedroom, bay fronted Victorian villa located in this popular residential area.

Entrance hall | sitting room open plan to dining room | rear lobby | kitchen | three bedrooms | bathroom | front walled courtyard | lawned rear gardens | outbuildings | EPC - D

### LOCATION

The property is located in Newfoundpool which provides excellent access into the city centre and with its professional quarters and mainline railway station as well as being within easy walking distance of the abundance of local facilities along Fosse Road North including shopping, post office, banks, public houses and a garage.

### ACCOMMODATION

The property is entered via an entrance hall with ceiling coving and wood laminate effect flooring, housing the stairs to the first floor. The sitting room has a uPVC double glazed bay window to the front elevation, ceiling coving and rose, a feature gas fireplace, laminate effect flooring and is open to the dining room which has ceiling coving and rose, a uPVC double glazed window to the rear elevation, wood laminate effect flooring. A rear lobby with a uPVC door to the side elevation, tiled flooring and houses a pantry. The refitted kitchen boasts an excellent range of Shaker style eye and base level units and soft-closing drawers, ample preparation surfaces, a four-ring stainless steel hob with oven under, tiled splashback and stainless

steel extractor hood over, space for fridge-freezer, space for drinks cooler, space and plumbing for automatic washing machine, Worcester wall mounted combination boiler, uPVC window to the side elevation, halogen down spotlights and tiled flooring.

To the first floor a galleried landing with an original archway provides loft access and houses a linen cupboard. The master bedroom has two uPVC double glazed windows to the front elevation, halogen down spotlights and an excellent range of built-in wardrobes with matching dressing table, chest of drawers and bedside tables. Bedroom two has a uPVC double glazed window to the rear elevation. Bedroom three has a uPVC double glazed window to the rear and a built-in storage cupboard. The bathroom has a panelled bath with glass shower door and shower over, wash hand basin with cupboards beneath and a low flush WC, halogen down spotlights, heated chrome towel rail, fully tiled walls and floor and a uPVC double glazed window to the side elevation.

### OUTSIDE

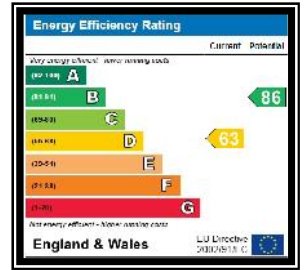
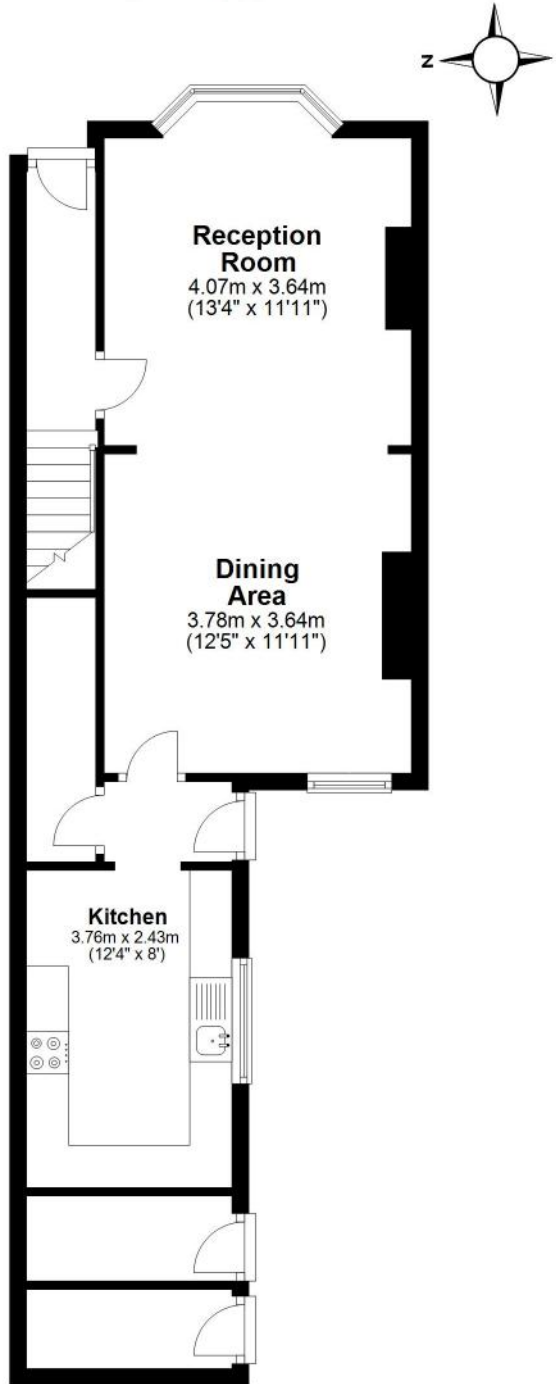
The property enjoys a walled front forecourt with side access leading to good-sized rear gardens, mainly laid to lawn, with a patio entertaining area, fully fenced boundaries, two brick built outbuildings and an outside WC.

### DIRECTIONAL NOTE

Proceed out of Leicester on the A47 King Richard Road in a westerly direction taking a right hand turn at the traffic light complex into Fosse Road North, fourth left into Pool Road and then right onto Oban Street where the property can eventually be located on the left hand side.







**7 Oban Street, Newfoundpool, Leicester LE3 9GA**

Total Approximate Gross Internal Floor Area = 1056 SQ FT / 98 SQ M  
Measurements are approximate.  
Not to scale. For illustrative purposes only.



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All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.