

FOR SALE

£450,000

5 Bed Detached House in Gorse Lane, Oadby, LE2 4RR



PROPERTY FEATURES

- No Chain
- Detached House
- Five Bedrooms
- En-Suite To Master
- High Demand Area
- Modern Build
- Open Plan Living
- Garage
- Excellent Schools Close By
- Call To View

FULL DESCRIPTION

SUMMARY

*** No Chain *** Immaculate detached house which was built around 5 years ago. The property is open plan, creating a light and airy feel throughout. The location is second to none. Walking distance to some of the county's best schools, road networks and golf club to name but a few of the excellent amenities that are close by. In addition, you are a stone's throw away from being out in open countryside. This property really does offer everything a modern family could want. The accommodation comprises entrance hall, downstairs w.c., open plan living kitchen, five bedrooms, en-suite to master, rear garden, garage and off road parking.

ENTRANCE HALL

With under floor heating, stairs off to the first floor and spotlights.

WC

5' 9" x 2' 10" (1.75m x 0.86m) Comprising vanity wash hand basin, low flush w.c., extractor fan, under floor heating and spotlights.

GARAGE/UTILITY

19' 1" x 8' 4" (5.82m x 2.54m) With plumbing for washing machine, wall mounted boiler, window to the side elevation, window to the side elevation, courtesy door to the house and double doors to the front.

OPEN PLAN LIVING KITCHEN

24' 7" x 20' 7" (7.49m x 6.27m) Comprising base and wall mounted units with quartz worktops and splash backs, sink unit with drainer and hot tap, island with storage, built in appliances to include double oven, induction hob, extractor, fridge freezer and dishwasher, ceiling lantern, bi-fold doors to the rear garden, under floor heating, two windows to the side





elevation, window to the rear elevation and spotlights.

LANDING

With stairs off to the second floor, window to the side elevation, storage cupboard, radiator and thermostat.

MASTER BEDROOM

15' x 12' (4.57m x 3.66m) With window to the rear elevation and radiator.

ENSUITE

8' 6" x 5' 10" (2.59m x 1.78m) Comprising double walk in shower, vanity wash hand basin, low flush w.c., tiled floor, tiled splash backs, feature heated towel rail, extractor fan and spotlights.

BEDROOM

14' 9" x 8' 1" (4.5m x 2.46m) With window to the front elevation and radiator.

BEDROOM

9' 8" x 8' 8" (2.95m x 2.64m) With a built in wardrobe, radiator and window to the front elevation.

BATHROOM

8' 2" x 5' 10" (2.49m x 1.78m) Comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., tiled splash backs, heated towel rail, extractor, tiled floor, spotlights and window to the rear elevation.

LANDING

With storage cupboard and spotlights.

BEDROOM

18' 10" x 9' 4" full width of room (5.74m x 2.84m) With two Velux windows to the side elevation, spotlights and radiator.

BEDROOM

16' 10" full length of the room x 10' 7" (5.13m x 3.23m) With two Velux windows to the front and two Velux windows to the rear elevations and radiator.

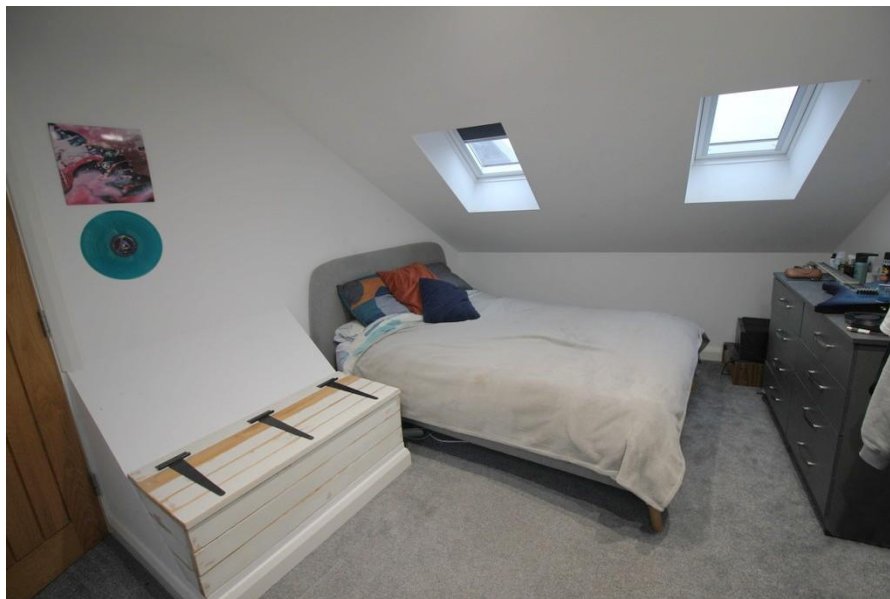
OUTSIDE

The front of the property is block paved to provide ample off road parking. The rear garden has a patio area, green astro turf area, outside tap, gated side access and a fenced surround.

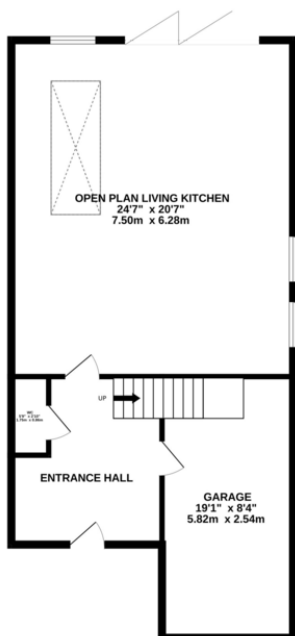




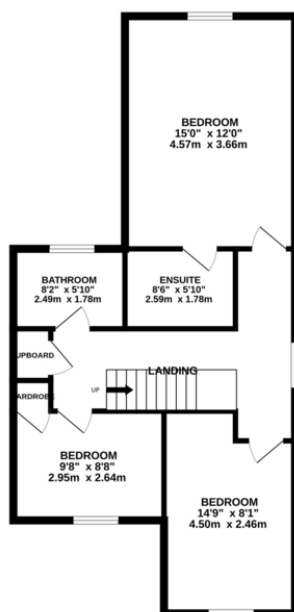
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



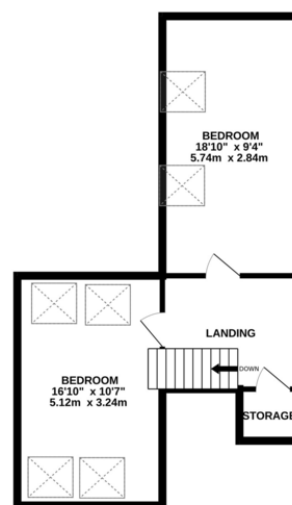
GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
686 sq.ft. (63.8 sq.m.) approx.



2ND FLOOR
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 1980 sq.ft. (183.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

