



**FOR SALE**

4 Bed Detached House in Weston Rise, Leicester LE2 4WA

**£475,000**



## PROPERTY FEATURES

- Nearly New 4-Bed Detached
- Utility Cupboard & Downstairs WC
- Sought-after Oadby Location
- Main bedroom With En-suite
- Upgraded Fixtures & Fittings
- Three Further Double Bedrooms
- Spacious Lounge
- Garage & Off-road Parking
- Open-Plan L-Shaped Kitchen/diner
- Close To Schools, Amenities & Road Links



## FULL DESCRIPTION

### SUMMARY

A nearly new four-bedroom detached family home, located in the highly sought-after area of Oadby, Leicester. Finished to a high standard throughout, the property benefits from upgraded fixtures and fittings and offers spacious, well-designed accommodation ideal for modern family living.

### ENTRANCE HALL

15' 0" x 10' 1" (4.57m x 3.07m) Tiled flooring, LED spotlights and radiator. Doors leading to the lounge, kitchen/diner, utility cupboard and WC, with stairs rising to the first floor.



### LOUNGE

16' 8" x 13' 5" (5.08m x 4.09m) Bay window to the front aspect providing ample natural light. LED spotlights, TV and telephone points, and radiator.



### KITCHEN/DINER & LIVING AREA

13' 10" x 23' 6" (4.22m x 7.16m) A spacious open-plan L-shaped kitchen/diner and living area. The kitchen is fitted with a range of upper and lower cabinets, granite work surfaces, inset double sink, double electric oven, gas hob with extractor over, and integrated fridge/freezer and dishwasher. French doors provide access to the rear garden, while the living area benefits from a rear-facing window. Finished with continuation of tiled flooring, LED spotlights throughout, TV point for wall-mounted television and two radiators.



### UTILITY CUPBOARD

Space and plumbing for a washing machine, space for a tumble dryer, granite work surface and fibre broadband connection.

### WC

4' 10" x 4' 10" (1.47m x 1.47m) Low-level WC and wash hand basin. Window to the front aspect, with wall and floor tiling, extractor fan and radiator.



## LANDING

Doors off to: Bedrooms and bathroom. Window to side aspect on stairwell. Loft hatch access. Airing cupboard.

## BEDROOM ONE

14' 7" x 13' 6" (4.44m x 4.11m) Window to the rear aspect, built-in wardrobes with mirrored sliding doors, TV and telephone points, and radiator. Door leading to the en-suite.

## ENSUITE

7' 7" x 5' 1" (2.31m x 1.55m) Double shower enclosure with wall tiling, wash hand basin set into a fitted vanity unit, and low-level WC. Finished with LED spotlights, extractor fan, half-height wall tiling, floor tiling and radiator.

## BEDROOM TWO

12' 0" x 9' 8" (3.66m x 2.95m) Window to front aspect. Radiator.

## BEDROOM THREE

10' 2" x 8' 5" (3.1m x 2.57m) Window to rear aspect. Radiator.

## BEDROOM FOUR

10' 5" x 7' 5" (3.18m x 2.26m) Window to front aspect. Radiator.

## BATHROOM

Comprising a bath with mixer tap and shower attachment, separate shower enclosure, wash hand basin set into a fitted vanity unit and low-level WC. Benefiting from a window to the side aspect, LED spotlights, extractor fan, heated towel rail, and finished with wall and floor tiling.

## OUTSIDE

Attractive front garden with pathway leading to the front door. A generous driveway provides off-road parking for multiple vehicles, alongside a garage with up-and-over door benefitting from power and lighting. A secure pedestrian gate leads to the rear garden, featuring a patio area for outdoor dining, a lawned area and an outside tap.

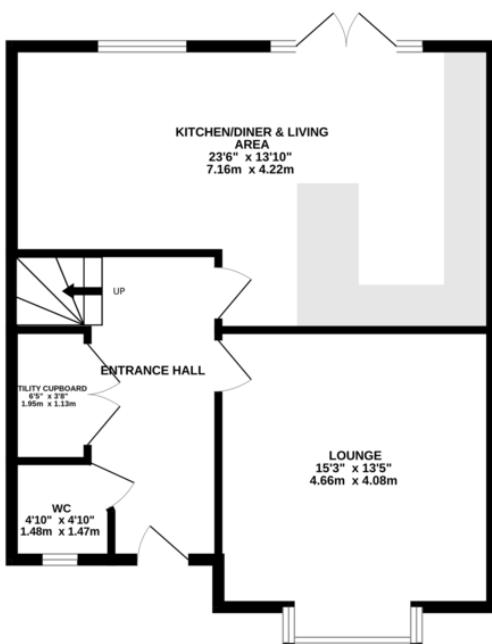




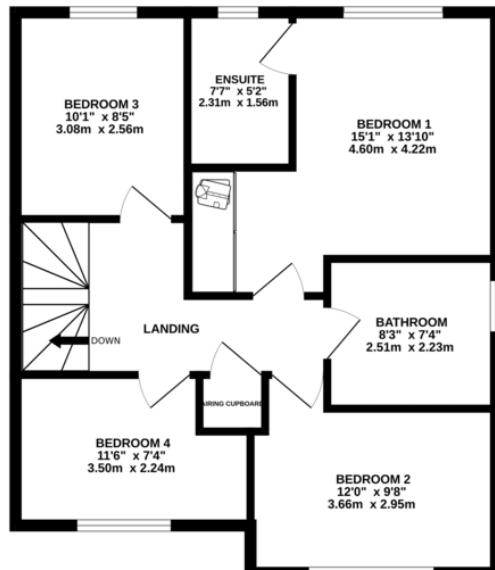
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	84	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



GROUND FLOOR



1ST FLOOR



**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

