



**Connells**  
connells.co.uk 0118 271 0612  
**FOR SALE**



### Property Description

Situated on the sought-after Fairstone Hill in Oadby, this extended three-bedroom semi-detached home offers generous living space, modern upgrades and a larger-than-average plot, all available with no onward chain.

The ground floor has been thoughtfully extended to create a superb open-plan kitchen dining room, providing an impressive space for both everyday family life and entertaining. A bright and spacious lounge sits to the front, while a convenient downstairs WC adds further practicality. The former garage has been converted, offering a versatile additional room ideal as a home office, study or leisure space.

Upstairs, the property continues to impress with three well-proportioned double bedrooms and a recently refitted family bathroom, finished to a modern standard.

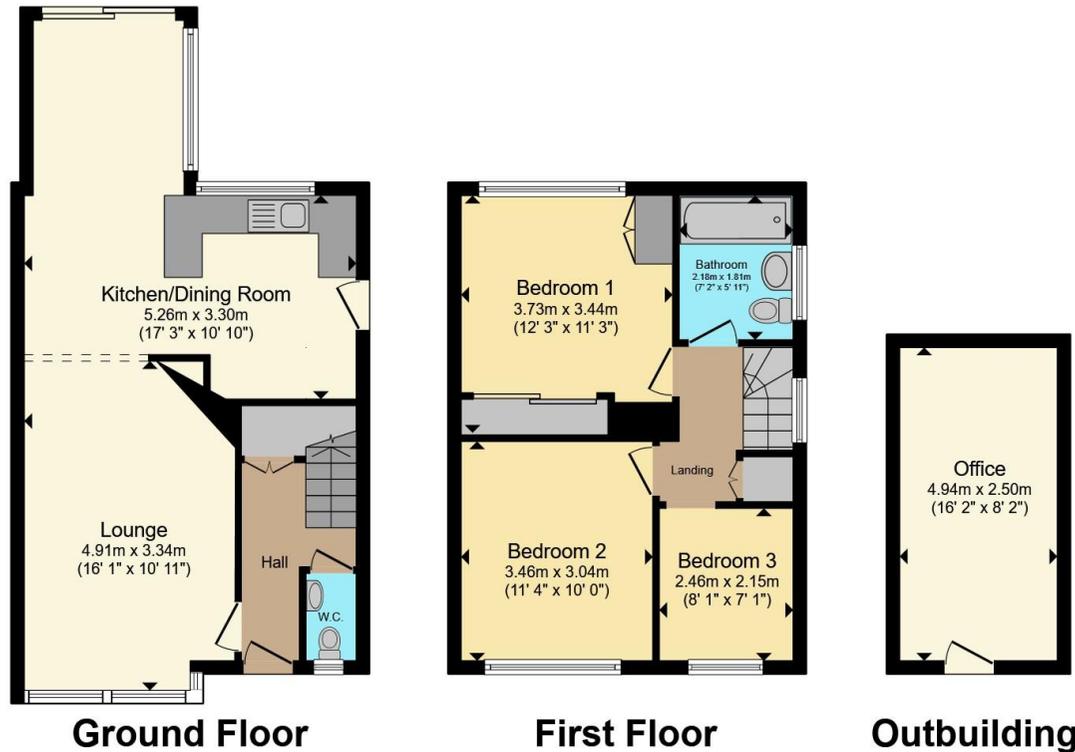
Externally, the home benefits from a larger-than-average rear garden, offering excellent outdoor space, while the front provides off-road parking. Combining location, space and flexibility, this is an ideal home for families or buyers looking for a property with room to grow in a prime Oadby setting.

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Total floor area 97.4 m<sup>2</sup> (1,048 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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78B The Parade Oadby  
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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/OBY309203](http://connells.co.uk/Property/OBY309203)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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