



**FOR SALE**

**£415,000**

4 Bed Detached House in Jamie Marcus Way, Oadby, LE2 4RZ



## PROPERTY FEATURES

- Modern 4-bed detached
- En-suite main bedroom
- Spacious reception room
- 3 further bedrooms
- Kitchen/diner
- Family bathroom
- Utility room
- Driveway & garage
- Downstairs WC
- Close to amenities & transport



## FULL DESCRIPTION

### SUMMARY

A modern and nearly new four-bedroom detached home, offering stylish and spacious accommodation ideal for family living, conveniently located close to local amenities, well-regarded schools, and excellent transport links. The ground floor features a generous reception room, alongside a contemporary kitchen/diner that provides an excellent social space for dining. A separate utility room adds practicality, while a convenient downstairs WC completes the layout. Upsstairs, the property offers four well-proportioned bedrooms, including a main bedroom with a private en-suite shower room. The remaining three bedrooms are served by a modern family bathroom, making this home well-suited to growing families or those needing flexible space for home working. Externally, the property benefits from a tandem driveway providing off-road parking, in addition to a garage for further storage or secure parking and a good-sized rear garden.

### ENTRANCE HALL

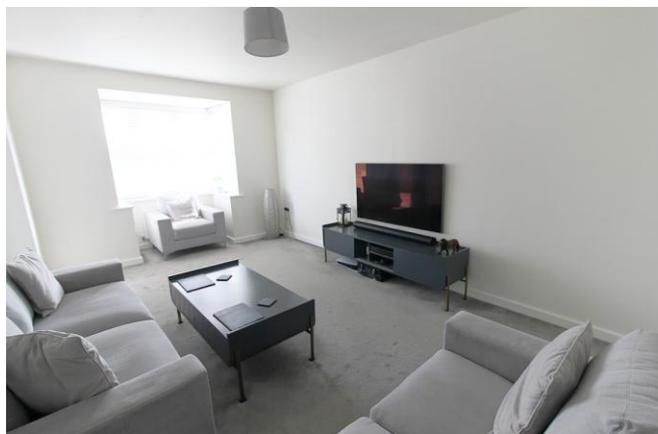
*14' 9" x 8' 9" (4.5m x 2.67m)* Accessed via a double glazed front door. Doors off to: Lounge, kitchen/diner, utility and WC. Stairs rising to: First floor. Understairs storage cupboard. LVT flooring. Radiator.

### LOUNGE

*17' 2" x 11' 2" (5.23m x 3.4m)* UPVC double glazed box bay window to front aspect. TV and media point. Telephone point. Radiator.

### KITCHEN/DINER

*20' 3" x 10' 1" (6.17m x 3.07m)* The kitchen has a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 composite sink with drainer. There is a double oven, gas hob with extractor over, an integral fridge/freezer and integral dishwasher. UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed window to rear aspect. LED spotlights. LVT flooring. 2 x radiators.



# Phillips George



## UTILITY ROOM

4' 7" x 4' 0" (1.4m x 1.22m) A fitted base unit with laminate worktop over. Space and plumbing for a freestanding washing machine. Boiler. Extractor. LVT flooring.

## WC

4' 7" x 3' 0" (1.4m x 0.91m) Comprising: Low level WC and wash hand basin. UPVC double glazed window to front aspect. Extractor. LED spotlights. Radiator.

## LANDING

Doors off to: Bedrooms and bathroom. Loft hatch access. Airing cupboard. Radiator.

## BEDROOM ONE

10' 1" x 8' 4" (3.07m x 2.54m) UPVC double glazed window to rear aspect. Built-in wardrobes with mirrored sliding doors. TV and telephone point. Radiator. Door to: En-suite.

## ENSUITE

6' 7" x 4' 5" (2.01m x 1.35m) Comprising: Shower enclosure with wall tiling, low level WC and wash hand basin. Extractor. LED spotlights. Tiled flooring. Radiator.

## BEDROOM TWO

11' 7" x 9' 7" (3.53m x 2.92m) UPVC double glazed window to front aspect. Radiator.

## BEDROOM THREE

10' 3" x 7' 7" (3.12m x 2.31m) UPVC double glazed window to rear aspect. Radiator.

## BEDROOM FOUR

8' 3" x 7' 4" (2.51m x 2.24m) UPVC double glazed window to front aspect. Radiator.

## BATHROOM

8' 3" x 7' 0" (2.51m x 2.13m) Comprising: Shower enclosure with wall tiling, separate bath with mixer tap, low level WC and wash hand basin. UPVC double glazed window to side aspect. Extractor. LED spotlights. Tiled flooring. Heated towel rail.

## OUTSIDE

The property has a low maintenance, planted front garden area, tandem driveway, a detached garage with up and over door, benefitting from power and light. A handy pedestrian gate leads through to the rear garden. The garden has a paved patio and lawn.

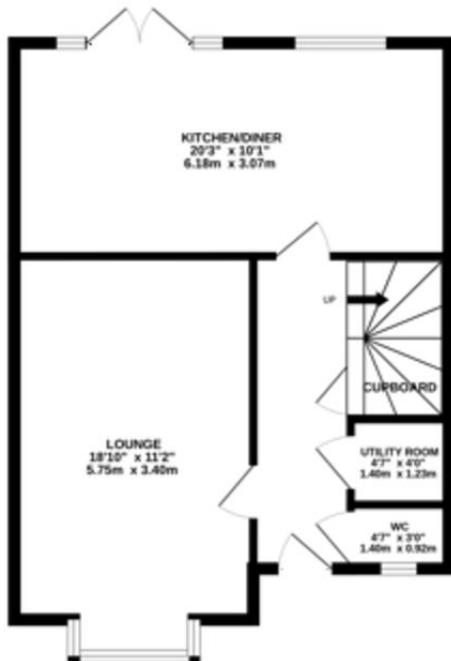




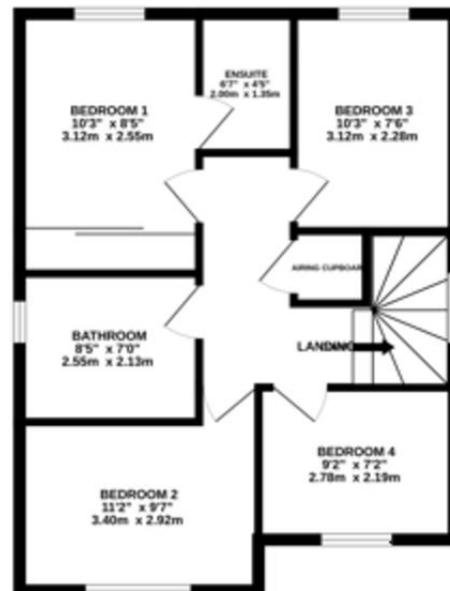
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



**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.

