

2 CELANDINE CLOSE

OADBY GRANGE, LEICESTERSHIRE



**JAMES
SELICKS**

ESTATE AGENTS & CHARTERED SURVEYORS

SALES LETTINGS SURVEYS MORTGAGES

2 Celandine Close

Oadby Grange
Leicester LE2 4QF

£250,000

A stunningly refurbished four bedroom, two bathroom three storey semi-detached family home located on the edge of the renowned Oadby Grange development. The property has been recently re-styled by the present owner and offers refitted kitchens and bathroom and new flooring throughout.

Entrance hall | cloakroom | kitchen | sitting room | conservatory | four bedrooms | two bathrooms | walled gardens | driveway | single garage | tiered rear gardens | EPC-D

LOCATION

The village of Oadby is located approximately five miles south east of Leicester city centre via the A6 London Road and offers a wide range of local facilities including popular local shopping along the parade with superstores including Asda, Sainsbury's and Waitrose, numerous sporting and social facilities and popular local schooling including The Woodland Grange Primary nearby and the renowned Gartree and Beauchamp Colleges.

ACCOMMODATION

The property is entered via a double glazed front door into the entrance hall with a contemporary radiator and stairs to first floor. A cloakroom has a white two piece suite comprising a low flush WC, wash hand basin with cupboard beneath, chrome heated towel rail, double glazed window to the front elevation. The kitchen boasts a good range of white urban gloss fronted eye and base level units, stainless steel sink with chrome mixer tap over, electric oven and hob with stainless steel and glass canopy extractor unit above,

plumbing for automatic washing machine and dishwasher, radiator, double glazed window to front elevation. The sitting room has a radiator and double glazed patio doors leading to the conservatory, of brick and uPVC construction with French doors to the rear elevation.

To the first floor, the landing houses an airing cupboard and gives access to two bedrooms, each with a radiator and double glazed window and the family bathroom with a three piece suite comprising panelled bath with shower attachment over, wash hand basin with cupboard beneath, low flush WC, chrome heated towel rail and double glazed window to the front elevation. The second floor landing has a double glazed window to the side elevation gives access to the master bedroom with a radiator, two double glazed Velux windows and an en-suite shower room having a white three piece suite comprising a low flush WC, wash hand basin with cupboard beneath, shower cubicle, and chrome heated towel rail. The accommodation is completed by a fourth bedroom enjoying fitted wardrobes, radiator and double glazed window to front elevation.

OUTSIDE

To the front of the property are walled gardens and a driveway providing off road parking for two vehicles leading to a single garage. To the rear are tiered gardens with low maintenance astroturf lawns and a decked seating area.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction through the village of Oadby, eventually taking the first exit at the roundabout onto Florence Wragg Way eventually becoming Pipistrelle Way. Turn left onto The Pastures and left again onto Celandine Close where the property can be located.

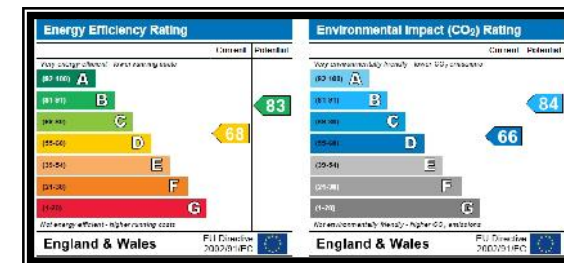




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2 Celandine Close, Oadby Grange, Leicester LE2 4QF
 Total Approximate Gross Internal Floor Area = 990 SQ FT / 92 SQ M
 Measurements are approximate. Not to scale. For illustrative purposes only.



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Measurements and Other Information

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.

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