





Highcroft Avenue, Oadby

£475,000 Freehold

Four-bedroom detached home in Oadby. Features two reception rooms, study, garage, driveway parking, and large garden near Beauchamp College. Excellent potential to extend.

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Entrance Porch
With internal door to entrance hall.

Entrance Hall
Stairs to first floor, understairs storage cupboard, laminate flooring, radiator.

Reception One
15' 1" x 12' 6" (4.60m x 3.80m)
With double-glazed bay window to front elevation, double-glazed window to side elevation, gas fire with brick surround, radiator.

Reception Two
17' 1" x 12' 6" (5.20m x 3.80m)
With double-glazed doors to the rear garden, double-glazed window to the side elevation, electric fire, radiator.

Kitchen
14' 5" x 12' 10" (4.40m x 3.90m)
With a double-glazed window to the rear elevation, built-in oven, gas hob with stainless steel chimney hood over, plumbing for dishwasher, space for tumble dryer, sink with a range of wall and base units with work surfaces over, wall-mounted boiler, inset ceiling spotlights, laminate flooring, opening with door to side elevation.



Utility Room
6' 3" x 5' 3" (1.90m x 1.60m)
With a window to the side elevation, stainless steel sink and drainer unit, plumbing for washing machine, kitchen and hallway with door to hallway and laminate flooring.



Bedroom Four
9' 10" x 8' 10" (3.00m x 2.70m)
With double-glazed window to rear elevation, fitted wardrobes, and radiator.

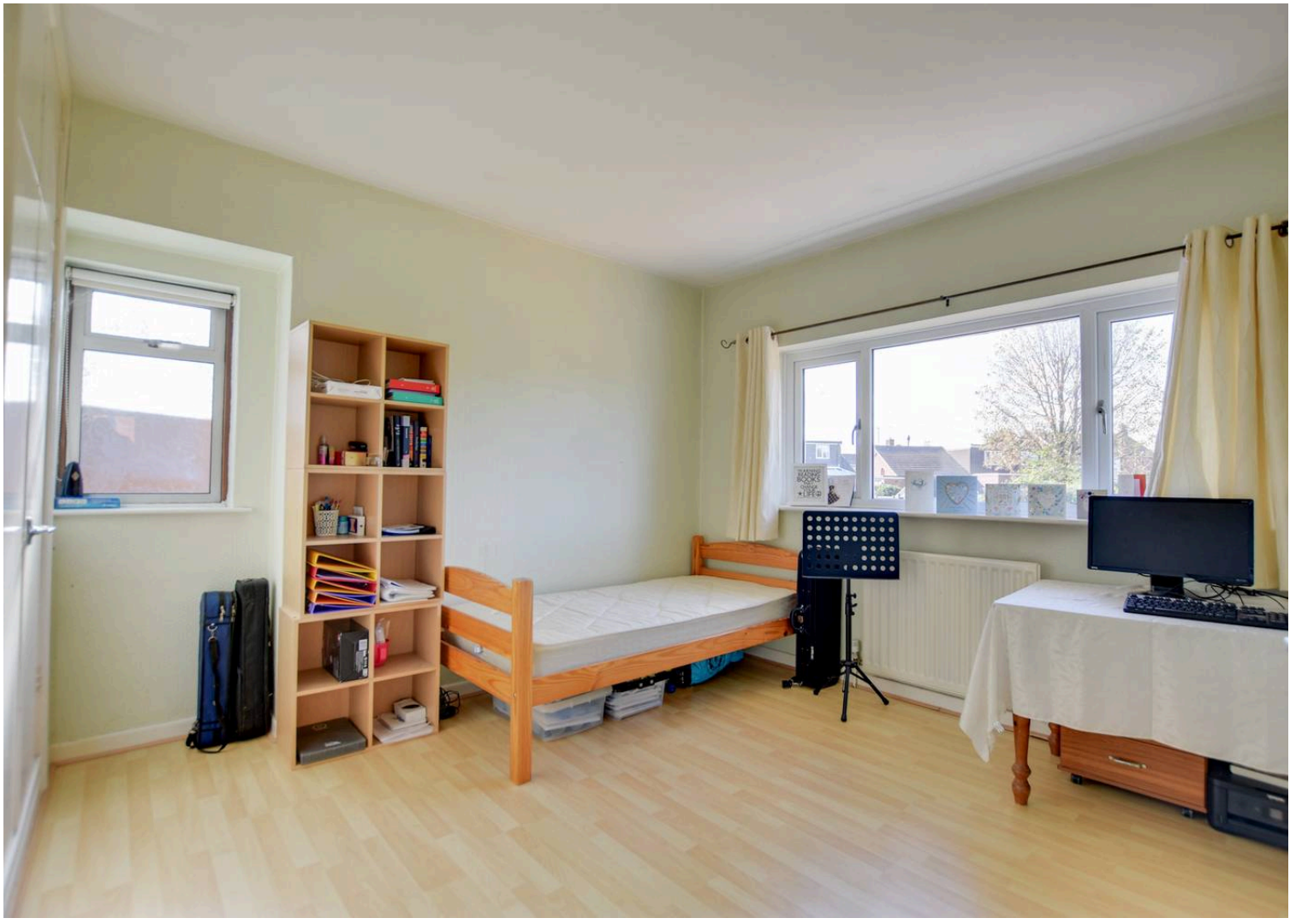
Ground Floor Shower Room
5' 11" x 4' 7" (1.80m x 1.40m)
With a toilet, shower cubicle, manual WC, wash hand basin, double-glazed window to front elevation, extractor fan, tiled walls, tiled floor, heated towel rail.



First Floor Landing
Double-glazed window to side elevation.

Bedroom One
15' 1" x 11' 2" (4.60m x 3.40m)
With a double-glazed bay window on the front elevation, an additional double-glazed window on the side elevation, laminate flooring, and a radiator.













Bedroom Two
11' 6" x 11' 2" (3.50m x 3.40m)
With double-glazed window to rear elevation and side elevation, built-in wardrobe, laminate flooring, radiator.

Bedroom Three
10' 2" x 8' 6" (3.10m x 2.60m)
With a double glazed window to front elevation, built-in wardrobe, laminate flooring, radiator.

Store Room/Study
8' 10" x 4' 7" (2.70m x 1.40m)
With a double-glazed window to the side elevation.

Bathroom
7' 10" x 5' 3" (2.40m x 1.60m)
With two double-glazed windows to the rear elevation, bath with shower and handheld shower, wash hand basin, tiled walls, tiled floor, storage cupboard, heated towel rail.

WC
6' 7" x 2' 7" (2.00m x 0.80m)
With double glazed window to side elevation, low-level WC, tiled floor, loft access.

Garden

Paved patio with steps leading to a mainly lawned rear garden, with further steps leading to a second lawn area with a greenhouse, a variety of mature shrubs and trees along the borders, fencing, a hedged perimeter, and side access. Also has outside lighting and an outside tap.

Driveway

Driveway providing off-road parking with hedging and a fenced perimeter.

Garage

With an up-and-over door to the front elevation, power, and lighting.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



The property is ideally situated for Oadby's highly regarded schools and benefits from nearby bus links into Leicester City Centre, with its professional quarters and train station. A wide range of amenities are available along The Parade in Oadby Town Centre, including three mainstream supermarkets. Leisure and recreational facilities such as Leicester Racecourse, the University of Leicester Botanic Gardens, Parklands Leisure Centre, and Glen Gorse Golf Club are also close by.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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