

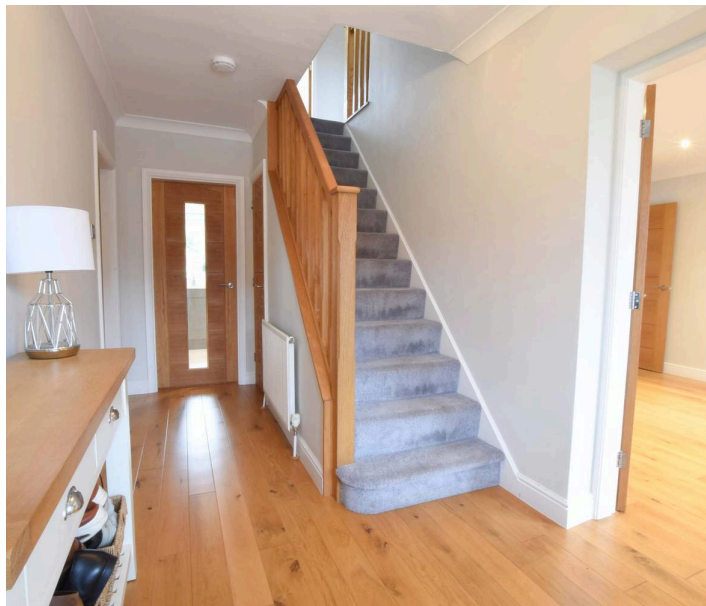


Holme Drive, Oadby

Offers Over £600,000 Freehold

Four-bedroom detached home in Oadby with two reception rooms, kitchen/diner, principal bedroom with walk-through wardrobe and en-suite, rear garden, extensive off-road parking and no upward chain.





Entrance Hall

15' 5" x 6' 7" (4.70m x 2.00m)

A spacious entrance hall setting the tone for the accommodation, with oak flooring and an oak banister adding character to the space. Carpeted stairs rise to the first floor, with a radiator and ceiling light completing the room.

Lounge / Diner

24' 3" x 11' 6" (7.40m x 3.50m)

An impressive through living and dining room offering excellent proportions and plenty of flexibility for both relaxing and entertaining. Bay windows to either side bring interest to the room, while a gas fire provides a natural focal point. The room is carpeted throughout with ample space for separate sitting and dining areas.

Second Reception Room / Office

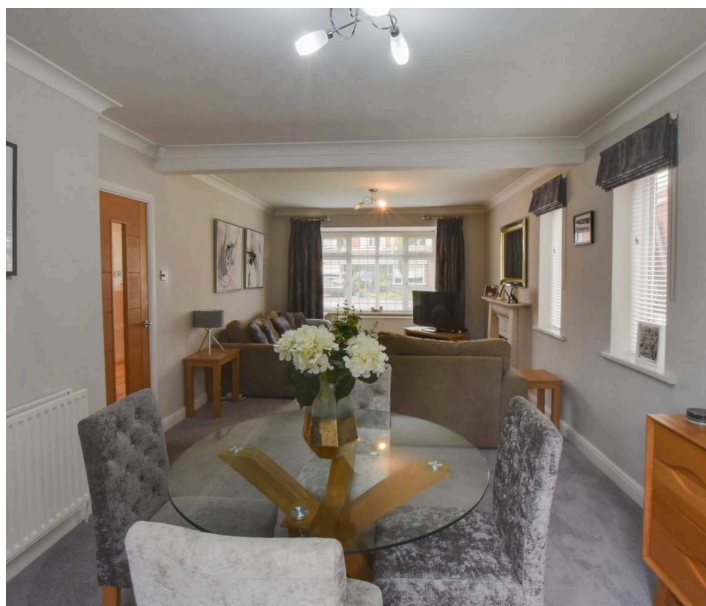
13' 9" x 10' 10" (4.20m x 3.30m)

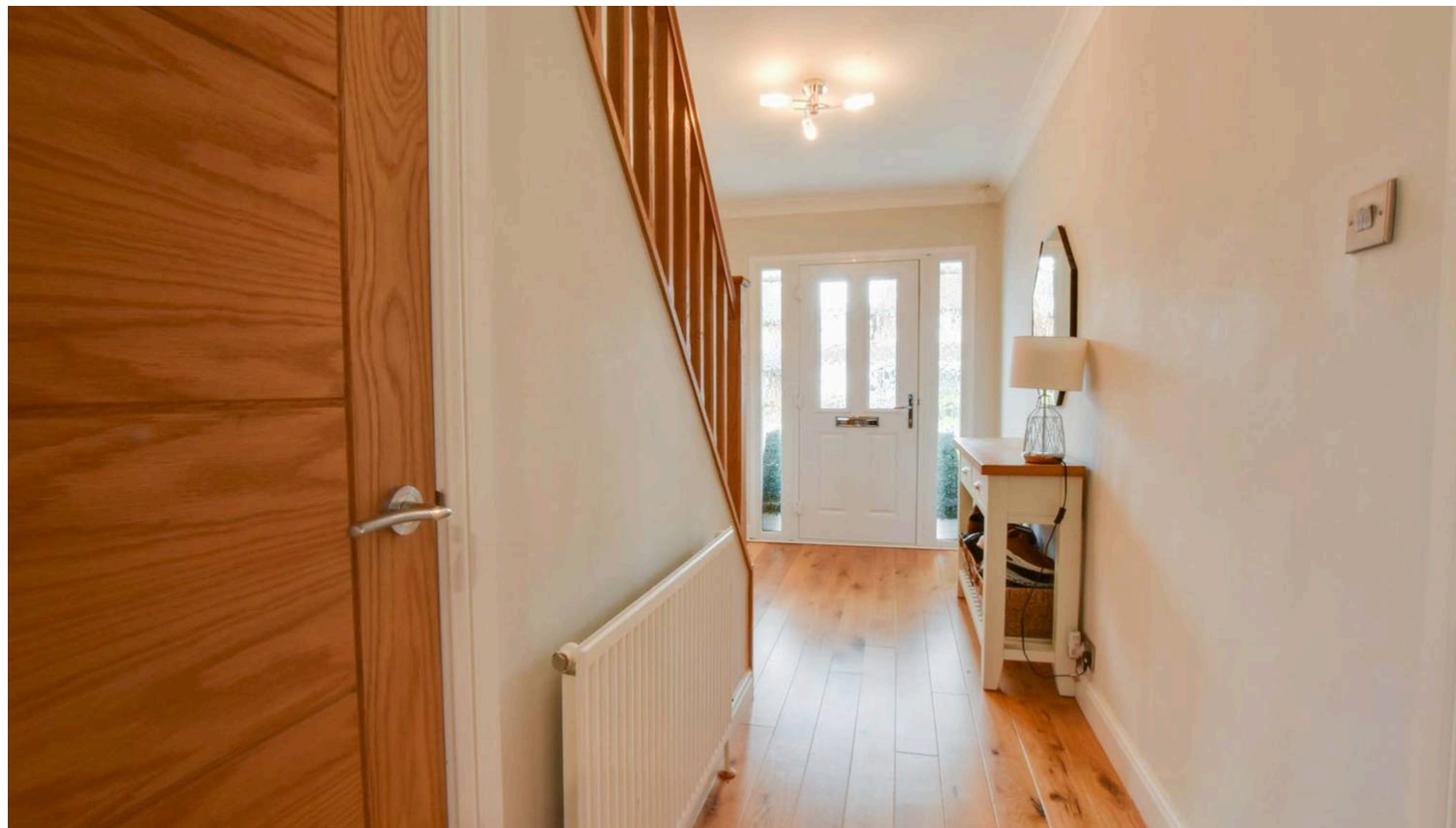
A versatile second reception room, currently used as a home office but equally suited to an additional sitting room. Oak flooring continues through from the hall, complemented by oak doors with a glass panel. A large front-facing window provides plenty of natural light, with spotlights and a radiator completing the room.

Kitchen / Diner

19' 4" x 9' 10" (5.90m x 3.00m)

A generously sized kitchen with plenty of room to incorporate a dining area, making this a practical everyday living space. Wooden cabinetry provides extensive storage and is complemented by glass worktops, with an electric hob, built-in oven and integrated dishwasher. Tiled flooring runs throughout, while patio doors provide a direct connection with the rear garden.





Inner Hall

A useful inner hallway leading from the kitchen area to the ground-floor WC.

Ground-Floor WC

4' 7" x 2' 11" (1.40m x 0.90m)

Conveniently positioned on the ground floor and fitted with a WC and wash basin. The room also has a window and towel radiator, with tiled flooring continuing through to the adjoining utility area.

Boot Room / Storage Room

A particularly useful addition to the ground-floor accommodation, providing further built-in units and worktop space. Tiled throughout and fitted with ceiling spotlights, the utility also provides access to the integral garage/storage area.

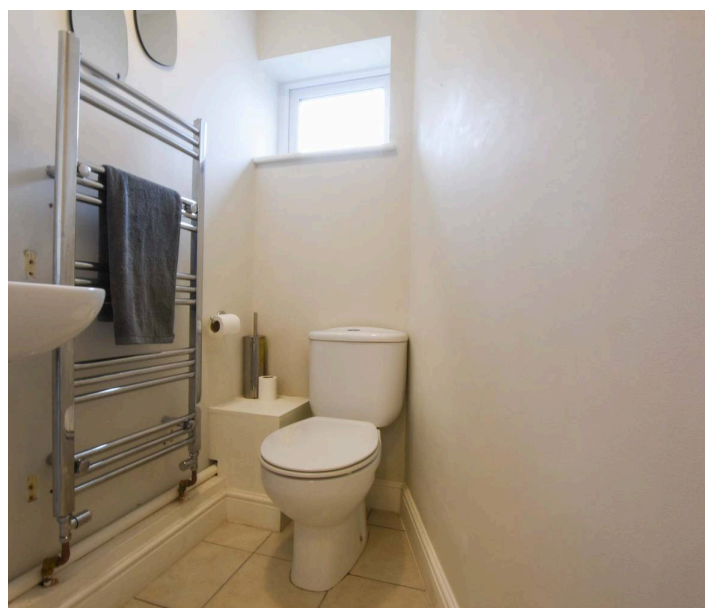
First-Floor Landing

A spacious central landing with carpeted flooring and oak banisters, providing access to all four bedrooms and the family bathroom. An airing cupboard houses the combi boiler.

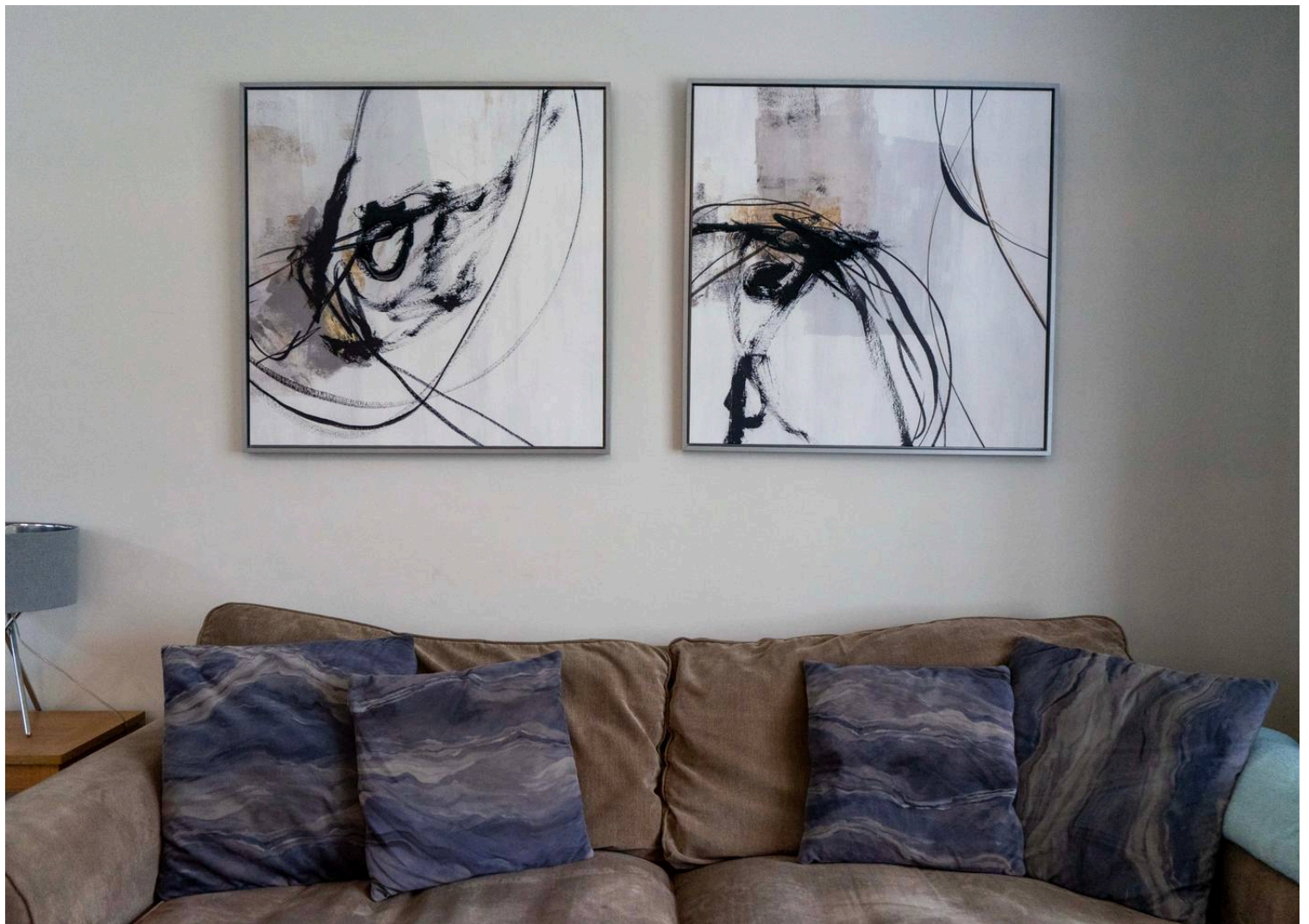
Bedroom One

13' 1" x 10' 10" (4.00m x 3.30m)

A well-proportioned principal bedroom overlooking the front of the property. Carpeted throughout and fitted with a radiator, the room is further enhanced by a walk-through wardrobe which leads directly into the private en-suite shower room.









Walk-Through Wardrobe

5' 11" x 2' 11" (1.80m x 0.90m)

A dedicated carpeted dressing area connecting the principal bedroom with the en-suite, adding useful storage space to the en-suite.

En-Suite

10' 2" x 5' 7" (3.10m x 1.70m)

A well-appointed en-suite finished with tiled flooring and floor-to-ceiling wall tiling. The suite comprises a shower with waterfall and handheld fittings, vanity wash basin and WC, together with a towel radiator, spotlights and a window overlooking the rear garden.

Bedroom Two

11' 2" x 10' 6" (3.40m x 3.20m)

A comfortable double bedroom enjoying windows to both the front and side elevations. The room is carpeted and benefits from built-in units and a sliding-door wardrobe, providing useful integrated storage, together with a radiator.

Bedroom Three

12' 6" x 10' 10" (3.80m x 3.30m)

Another good-sized double bedroom, this time overlooking the rear garden. The room features laminate flooring, built-in wardrobes with sliding doors, ceiling spotlights and a radiator beneath the window.

Bedroom Four

8' 2" x 7' 10" (2.50m x 2.40m)

A neatly proportioned single bedroom with grey carpet, a window with radiator beneath and a ceiling pendant light.

Family Bathroom

7' 10" x 5' 3" (2.40m x 1.60m)

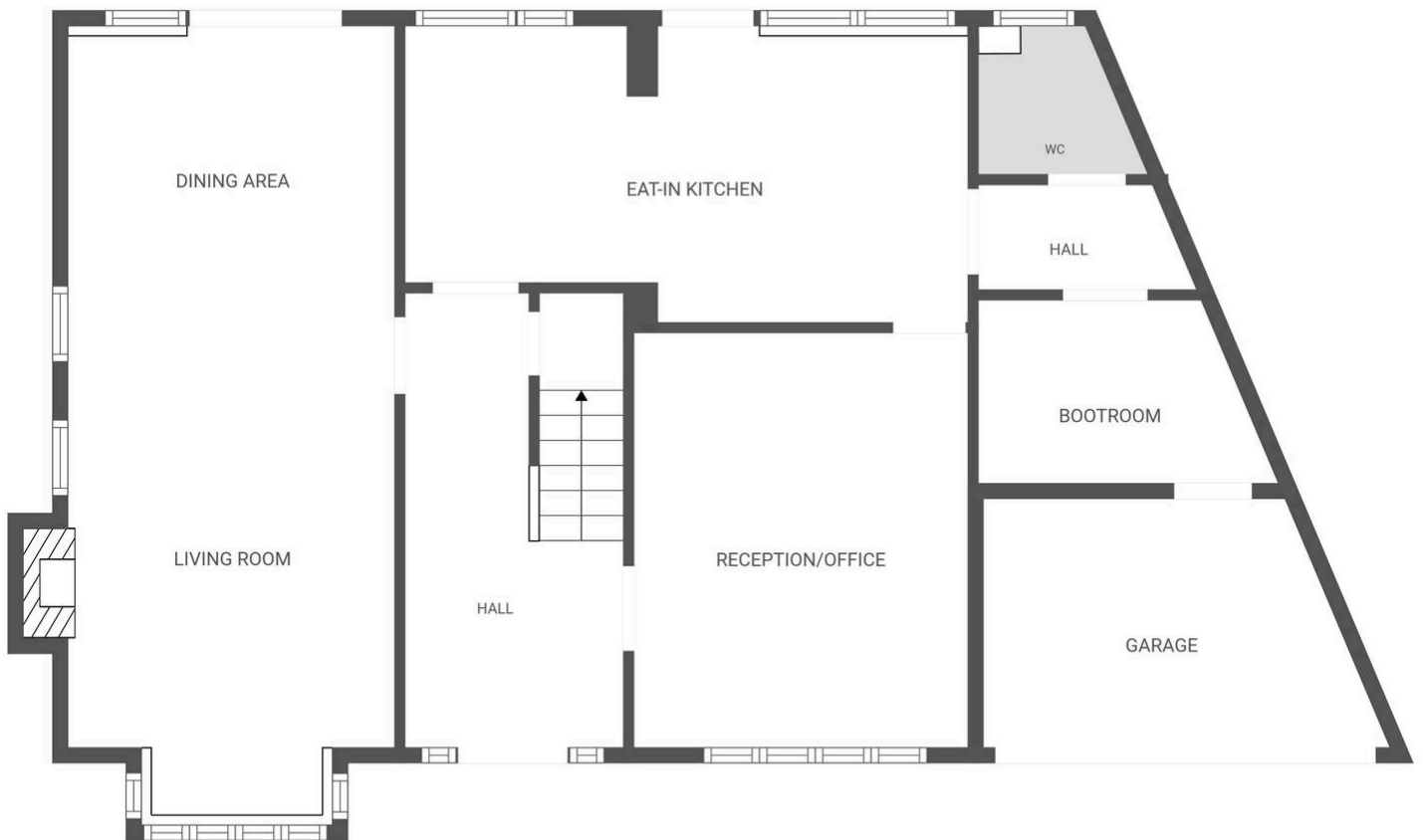
Serving the remaining bedrooms, the family bathroom is finished with floor-to-ceiling tiling and comprises a bath with shower over, vanity wash basin and WC. Two windows provide natural light, with a towel radiator completing the room.

Rear Garden

The rear garden offers a combination of lawn and paved patio, together with a planted flower bed. Side access to the left of the property provides a convenient route between the front and rear gardens.

Front Garden

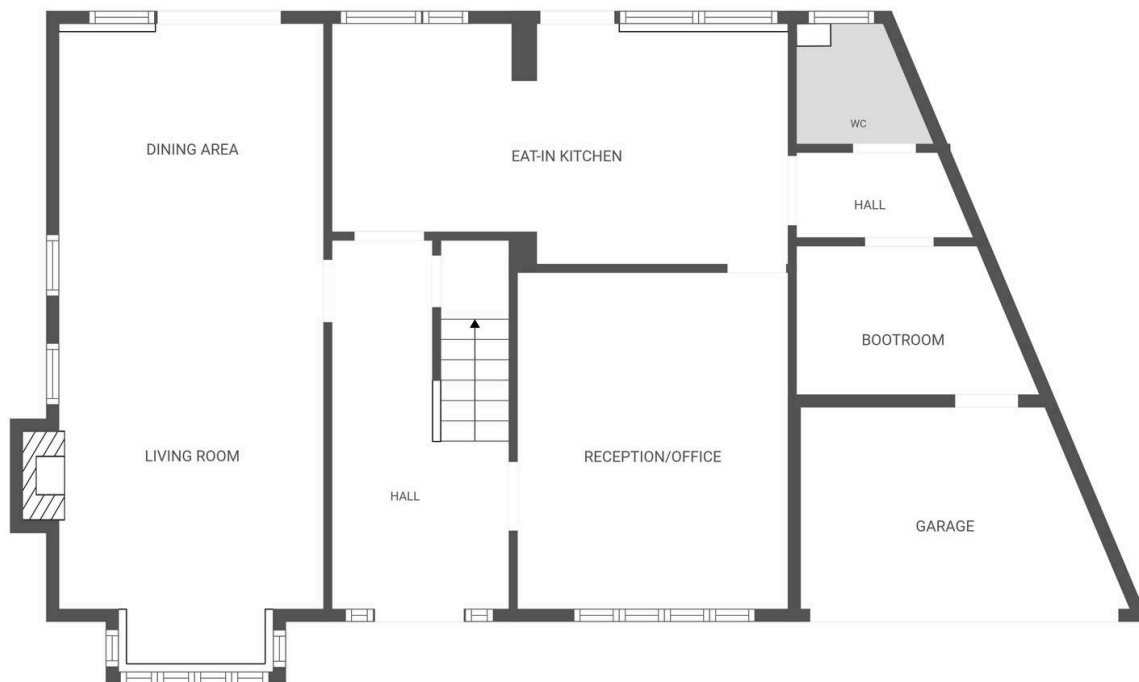
The property enjoys a particularly generous frontage. An area of artificial lawn and a tiled pathway complete the frontage.



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1st floor



Ground floor

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Oadby remains one of the most established residential areas on the south-eastern side of Leicester, combining a good range of everyday amenities with convenient access into the city and towards the surrounding Leicestershire countryside. The centre of Oadby is focused around The Parade, where there is a varied selection of shops, cafés, restaurants and everyday services, while the wider area also offers a choice of supermarkets. For leisure and outdoor space, local landmarks include Brocks Hill Country Park, Leicester Racecourse and the University of Leicester Botanic Garden, all well-known features of the Oadby area. Oadby is also well placed for travelling into Leicester, with regular bus connections into the city. The A6 provides one of the principal routes between Oadby and Leicester and continues south towards Market Harborough, while the A563 provides connections around the southern side of the city. The area has a good selection of schooling at both primary and secondary level. Given that school admissions and catchment areas can change, purchasers should make their own enquiries with the relevant schools and local authority if this is an important consideration.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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