





Devonshire Walk, Oadby

Offers Over £295,000 Freehold

Chain-free 3-bed corner plot semi-detached home featuring an open-plan dining kitchen, conservatory, garage in block, and front/rear gardens. Close to local schools and transport links.

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Entrance Hall
Entered via a double-glazed door, this welcoming entrance area features built-in storage to the left and stylish herringbone wood-effect flooring. Stairs rise directly from here to provide access to the first-floor landing.

Reception Room
14' 2" x 12' 6" (4.32m x 3.81m)
This light and airy lounge benefits from natural light flowing through the double-glazed window to the front elevation. Finished with herringbone wood-effect flooring, the room features a television point, a radiator, and a sliding door leading through to the dining kitchen.

Fitted Dining Kitchen
17' 3" x 7' 11" (5.27m x 2.41m)
A spacious open-plan dining kitchen allowing natural light to flow through a double-glazed window to the rear elevation, alongside a double-glazed patio door opening into the conservatory and an additional double-glazed door providing direct garden access. The kitchen is fitted with a range of well-maintained refitted base and wall units with solid counter work surfaces, incorporating a stainless steel sink and drainer with mixer tap. Integrated appliances include an inset 4-ring gas hob and integrated oven with extractor hood over, alongside dedicated space for a fridge and herringbone wood-effect flooring underfoot.



Double Glazed Conservatory
9' 8" x 9' 5" (2.95m x 2.88m)
Providing an excellent additional reception space, this double-glazed conservatory enjoys abundant natural light through panels to the side and rear elevations. A double-glazed door opens directly out onto the rear garden.



First Floor Landing
The first-floor landing receives pleasant natural light via a double-glazed window to the side elevation and provides access to all bedrooms and the family bathroom.

Bedroom One
10' 10" x 10' 2" (3.29m x 3.09m)
Located to the rear of the property, this comfortable double bedroom features natural light from a double-glazed window overlooking the rear elevation. The room is completed with a radiator and neat neutral decor.



Bedroom Two
10' 1" x 6' 3" (3.08m x 1.90m)
Positioned at the front of the home, this bright bedroom benefits from natural light via a double-glazed window to the front elevation. The room includes a radiator and shares the consistent carpeted finish found throughout the upper floor.













Bedroom Three
7' 6" x 6' 8" (2.28m x 2.04m)
A well-proportioned third bedroom with a double-glazed window to the front elevation. It further benefits from a practical built-in over-stairs storage cupboard and a central heating radiator.

Bathroom
7' 9" x 6' 2" (2.36m x 1.88m)
A well-appointed family bathroom featuring a double-glazed window to the rear elevation. The three-piece suite comprises a bath with shower over, a low-level W.C., and a wash hand basin, complemented by stone-effect laminated splashbacks, a built-in cupboard, and a tall wall-mounted radiator.

Front Garden

Low-maintenance gravelled front garden with a paved pathway providing access to the front entrance door and a secure side gate.

Rear Garden

Enclosed rear and side garden featuring a patio area ideal for outdoor seating, bordered by well-maintained timber fence perimeters.

Garage En Bloc

Single garage located in a dedicated block situated at the rear of the property.



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: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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