





Quiney Way, Oadby

Offers Over £550,000 Freehold

Spacious chain-free 4-bed dormer bungalow on a corner plot. Features two en-suites, conservatory, utility room, lovely mature gardens, off-road parking, and two separate garages. Excellent location!

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Entrance Hall
Entered by a double-glazed door providing access to the dining area.

Dining Area
22' 6" x 8' 4" (6.87m x 2.55m)
Double-glazed window to side elevation, coving ceiling, stairs providing access to first floor landing, two steps down to lounge.

Living Area
22' 6" x 12' 2" (6.85m x 3.70m)
Double glazed window to rear elevation, coving ceiling, living flame gas fire with surround and hearth, television point, radiator, door to conservatory.

Double Glazed Conservatory
18' 6" x 6' 10" (5.64m x 2.08m)
(plus 1.27m) Wrap-around double-glazed windows to rear and side elevations, double-glazed door to garden, ceramic tiled flooring, radiator.

Fitted Kitchen
14' 4" x 9' 0" (4.36m x 2.74m)
Double-glazed window to front elevation, range of gloss base and wall units with rolled-edge laminated work surfaces, sink/drainer/mixer tap, inset four-ring ceramic hob, double integrated oven with extraction hood, integrated dishwasher, coving ceiling, radiator, door to lobby.



Lobby
Provides access to front and rear gardens and one of the two garages.

Utility Area
7' 4" x 4' 5" (2.23m x 1.35m)
Glazed window to rear elevation, work surface, double built-in wall-mounted cupboard, plumbing for washing machine, space for tumble dryer, wall-mounted boiler.



Bedroom One
16' 1" x 13' 3" (4.90m x 4.05m)
Double-glazed window to rear elevation, built-in wardrobes, built-in drawer storage, coving ceiling, radiator, door to ensuite.

En-Suite
7' 9" x 6' 0" (2.35m x 1.82m)
Double-glazed window to front elevation, ceramic tiled flooring, shower cubicle, low-level WC, bidet, wash hand basin with under-basin storage, fully tiled walls, wall-mounted radiator.



Bedroom Two/Study
10' 11" x 8' 11" (3.34m x 2.73m)
Double-glazed window to front elevation, coving ceiling, built-in cupboards, radiator, door to ensuite.

En-Suite
7' 7" x 4' 10" (2.32m x 1.48m)
Double glazed window to side elevation, shower cubicle, low-level WC, wash hand basin, fully tiled walls, radiator.













Bedroom Three
14' 4" x 11' 3" (4.38m x 3.42m)
Double-glazed window to rear elevation, built-in wardrobes with overhead storage, built-in dressing table, coving ceiling, radiator.

Bedroom Four
12' 6" x 6' 9" (3.82m x 2.05m)
Double-glazed window to front elevation, built-in wardrobes, built-in dressing table and drawer unit, radiator.

Dressing Room
9' 5" x 4' 3" (2.88m x 1.30m)
Double-glazed window to front elevation, built-in sliding door wardrobes.

Shower Room
8' 3" x 5' 10" (2.51m x 1.79m)
Obscure double-glazed window, ceramic tiled flooring, shower cubicle, low-level WC, wash hand basin with under-basin storage, bidet, triple wall-mounted mirrored cabinet, spotlights.

Front Garden

Corner plot with well-maintained lawn, mature established flower beds and borders.

Rear Garden

Slab patio seating area leading to a well-maintained lawn, mature established flower beds and borders.

Double Garage

Two separate garages with roll-up electric doors.

Driveway

Off-road parking/driveway for two vehicles.



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

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