





# Ribble Avenue, Oadby

## £475,000 Freehold

Chain-free 4-bed detached home in Oadby with huge potential to modernise. Features dual-aspect lounge, dining room, breakfast kitchen, 4-piece bathroom, maintained gardens, driveway & double garage.

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**Entrance Hall**
Entered via a double-glazed front door, this welcoming entrance area is filled with natural light flowing through a front-facing double-glazed window. It provides convenient internal access to both the dining room and the downstairs WC.

**Downstairs WC**
A practical ground-floor cloakroom featuring a rear-facing double-glazed window that brings in natural light. The suite comprises a low-level WC and a wash hand basin finished with tiled splashbacks.

**Reception Room**
21' 9" x 11' 11" (6.63m x 3.62m)
A particularly spacious, light, and airy living room boasting abundant natural illumination from double-glazed windows to both the front and side elevations. A brick-facade chimney breast creates an attractive focal point, complemented by a television point.

**Dining Room**
18' 0" x 10' 5" (5.48m x 3.17m)
Enjoying natural light from a rear-facing double-glazed window, this generous reception room features decorative coving to the ceiling and a double-glazed door opening directly onto the rear garden. Stairs rise to the first-floor landing, with an under-stairs cupboard tucked neatly beneath, housing the heating system.



**Dining Kitchen**
11' 7" x 10' 11" (3.54m x 3.34m)
Bright and well-proportioned with dual-aspect double-glazed windows to the side and rear elevations, this dining kitchen is fitted with a range of base and wall units topped with rolled-edge laminated work surfaces and an integrated breakfast bar. Practical features include a built-in stainless steel sink and drainer, space for a freestanding hob and cooker, designated spaces for a fridge and freezer, plumbing for a washing machine, and a double-glazed door giving direct access to the rear garden.



**First Floor Landing**
A central landing area serving the upper level of the home. It provides straightforward access to all four bedrooms and the family bathroom.

**Bedroom One**
11' 9" x 11' 1" (3.57m x 3.37m)
A comfortable double bedroom enjoying pleasant views and natural light through a double-glazed window to the rear elevation. The room offers ample floor space for bedroom furniture.















**Bedroom Two**
10' 6" x 10' 3" (3.21m x 3.13m)
Positioned to the front of the property with a double-glazed window allowing plenty of natural light to stream in. This well-sized bedroom benefits from practical built-in wardrobes and a matching built-in dressing table.

**Bedroom Three**
11' 10" x 8' 9" (3.61m x 2.67m)
Overlooking the front garden via a double-glazed window, this bright bedroom is thoughtfully appointed with built-in wardrobes and a built-in dressing table, maximising the usable floor space.

**Bedroom Four**
10' 5" x 8' 9" (3.18m x 2.67m)
A well-proportioned fourth bedroom featuring a rear-facing double-glazed window that fills the space with natural daylight. Ideal as a child's bedroom, guest room, or home study.

**Bathroom**
8' 10" x 6' 5" (2.68m x 1.95m)
A generous four-piece family bathroom illuminated by a side-facing double-glazed window. The suite comprises a panelled bath, a separate shower cubicle with shower head, a low-level WC, and a wash hand basin offering plenty of under-basin and additional side storage, all finished with tiled splashbacks.

**Double Garage**

A detached double garage.

**Driveway**

Off-road parking is provided via a paved driveway with a total capacity for two vehicles, complemented by the detached double garage.

**Front Garden**

Neatly presented with good kerb appeal, featuring a small, well-maintained lawn alongside a paved pathway that provides direct access to the front entrance area.

**Rear Garden**

The property enjoys beautifully maintained wrap-around outdoor space. To the side of the house is a greenhouse and additional garden space, leading into a charming rear garden comprising a patio seating area, a well-maintained lawn, an attractive pond, mature and established flower beds, and neatly tended borders.




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: E

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