



2 Coombe Place  
Oadby, Leicester, LE2 5TH  
**O.I.E.O £300,000**



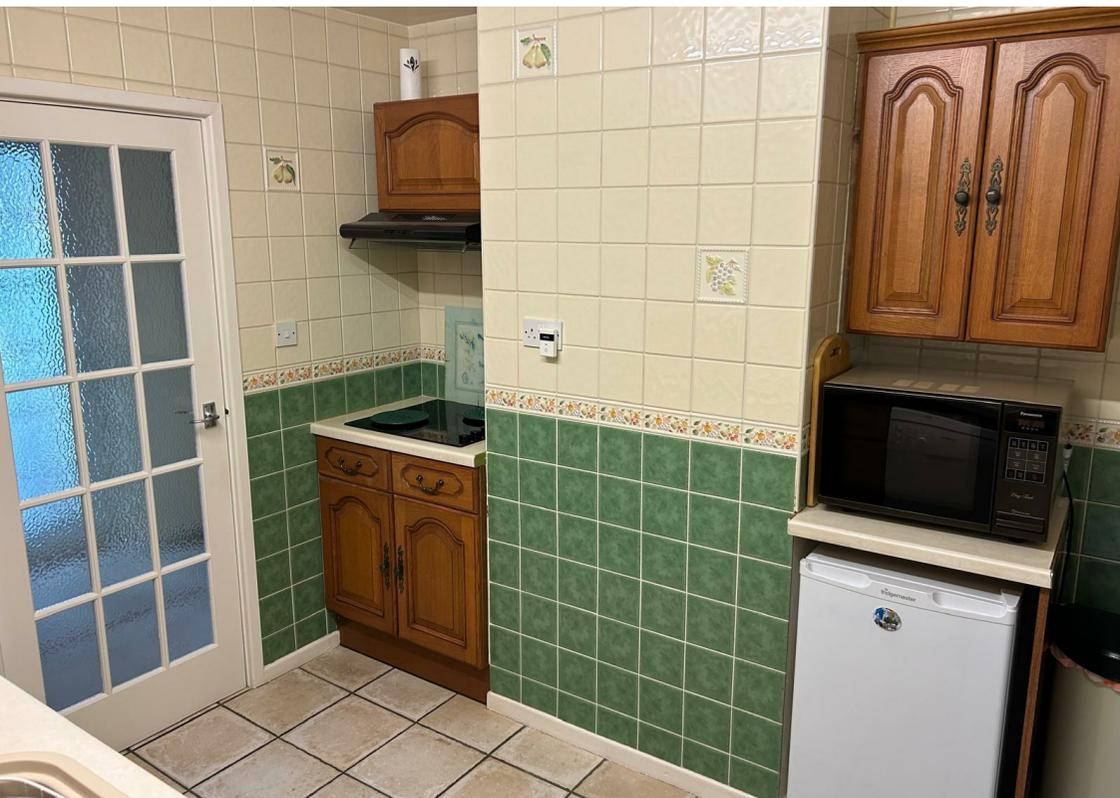
Available to the market with no upward chain within a cul-de-sac location in Oadby, is this well presented, extended two bedroom detached bungalow. The property comprises of; Porch, Entrance Hallway, Lounge, an extended kitchen diner with spaces for washing machine, slimline dishwasher and undercounter fridge, two bedrooms, three piece shower suite, conservatory and a garage.

The property has the benefit of UPVC double glazing, gas central heating, up and over garage door at the front, low maintenance rear garden with shed and off road parking for three vehicles.

To the rear of the property is a large well maintained rear garden, majority laid with lawn with slabbed sitting area. The garden has fenced borders at both sides and the rear.

This is not a property to miss out on, so please call Aston & Co on 0116 288 3872 to arrange your viewing today.

- Extended Detached Bungalow
- Two Bedrooms
- Cul-De-Sac Location
- Large Rear Garden
- Garage & Off Road Parking
- Walking Distance to Local Amenities
- Internet - Standard, Super & Ultra are all available - See Ofcom for more details
- EPC - D



## Location

Oadby is located within walking to Sainsburys Superstore and the A6 thus providing easy access to Oadby town centre. The town of Oadby is conveniently located around 4 miles south of Leicester City Centre and around 9 miles north of Market Harborough. The location is convenient for local shops, access to Fosse Park Shopping Centre and the motorway network, Leicester City Centre and Market Harborough Train Station. Local Schools include Gartree High School, Manor High School and Beauchamp College.

## Porch

UPVC double glazed windows and french doors leading to

## Entrance Hall

8'3 x 5 (2.51m x 1.52m)

Part glazed door leading to kitchen diner, radiator and storage cupboard

## Lounge

18'6 x 12'9 (5.64m x 3.89m)

UPVC Double Glazed bay window to the front aspect, two radiators, natural flame effect gas fire complimented by feature hearth and surround, television and telephone points.

## Kitchen Diner

20'6 x 9'3 (6.25m x 2.82m)

Range of matching base and eye level cupboards with work surface, single sink and drainer with mixer tap over, electric double oven, electric hob and extractor fan over. Tiled walls and floor in kitchen area, plumbing for washing machine, slimline dishwasher. Radiator and UPVC Double glazed window to the side aspect, access to the hall and conservatory.

## Conservatory

11'9 x 11'2 (3.58m x 3.40m)

UPVC conservatory set on a brick base, tiled floor, radiator, power and lighting.

## Inner Hall

7'8 x 3'11 (2.34m x 1.19m)

With loft access

## Bedroom One

14 x 13'2 (4.27m x 4.01m)

UPVC Double Glazed window to the rear aspect, radiator, built in wardrobes complimented by matching dressing table and bedside cabinets.

## Bedroom Two

10 x 8'3 (3.05m x 2.51m)

UPVC Double Glazed window to the rear aspect, radiator

## Shower Room

7'3 x 5'4 (2.21m x 1.63m)

Matching three piece suite comprising of low level W/C, vanity sink and shower cubicle. Tiled walls, heat extractor fan, radiator and UPVC Frosted window to side aspect

## Garage

16'2 x 8'8 (4.93m x 2.64m)

Up and over garage door, housing for the boiler, power and light

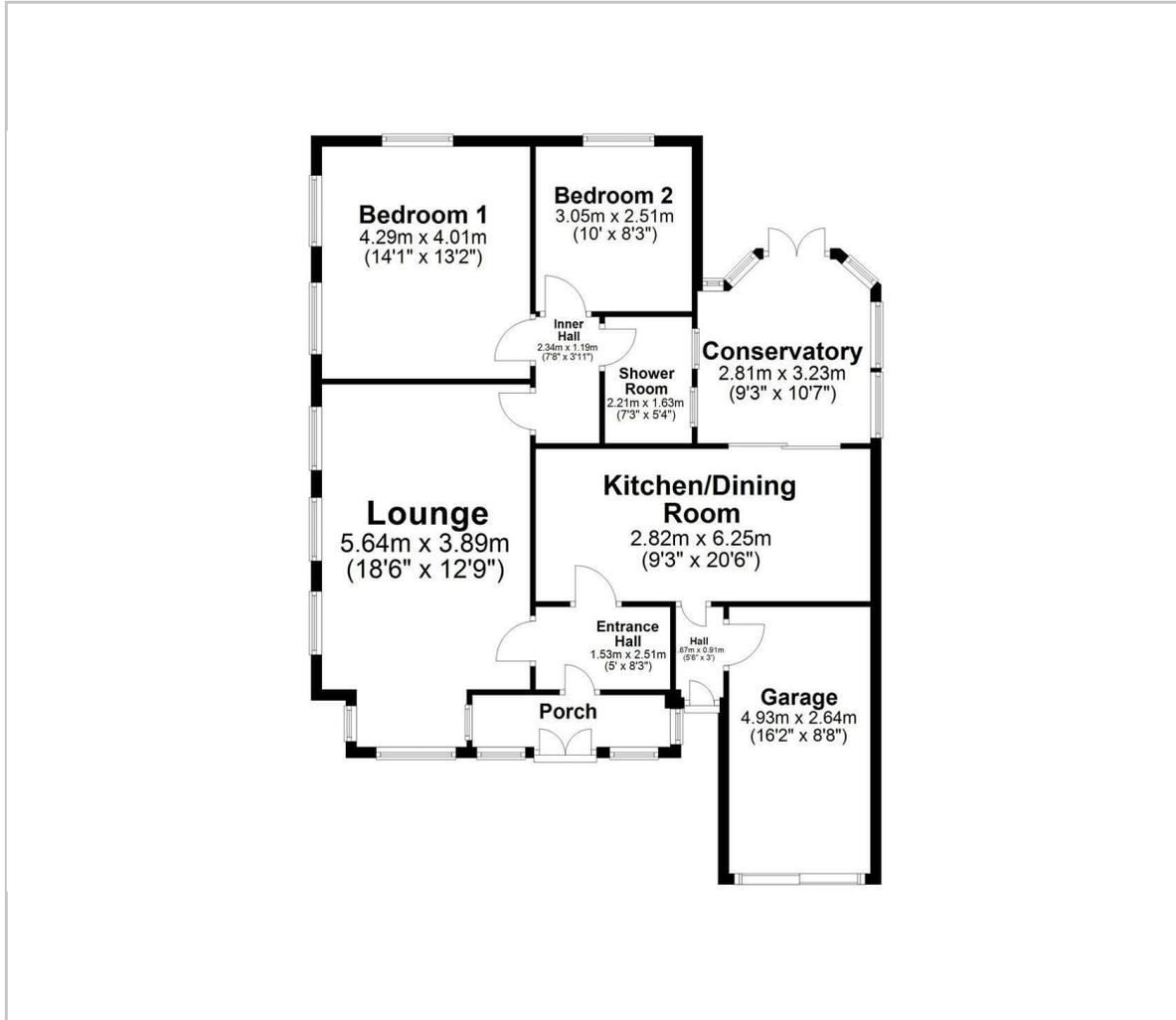
## Outside

Blocked paved driveway, space for multiple vehicles, mature shrubs.

To the rear, paved patio leading to low maintenance pebbled areas, steps down to shaped lawn and pebbled borders, storage shed and access to the front.



## Floor Plan



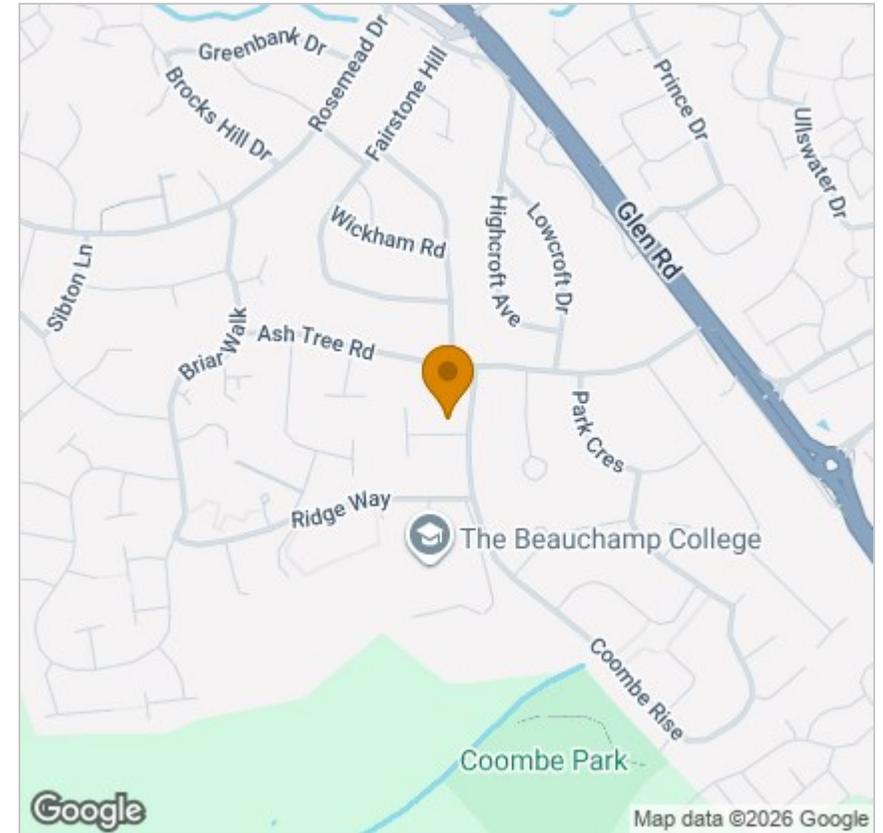
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	