



9 Beech Road

Oadby, Leicester, LE2 5QL

**£350,000**



No Upwards Chain! Extended Three Bedroom Semi Detached Family home in a sought-after quiet cul-de-sac location in Oadby, just stones throw away from Oadby Parade with its excellent selection of independent shops, cafés and everyday amenities.

The property comprises; entrance porch leading to the entrance hallway, exceptionally spacious Lounge/Dining space from front to rear aspect, the lounge leads on to a conservatory with a separate W/C and leading on from the hallway is the full fitted spacious kitchen with a side door leading to the side and rear gardens.

To the first floor are two double bedrooms, both with integrated wardrobe space, a study, shower room & a separate W/C. From the study are stairs up to the loft conversion where the third bedroom is situated with a full width dormer window facing the rear aspect and integrated wardrobe space for storage.

At the rear of the property is a good size, well presented garden space. The garden is enclosed all around with a gate at the front leading to the front and also a gate at the rear leading to the driveway space.

At the side/rear of the property is a detached single garage space and off road parking for 3 vehicles.

- Extended Three Bedroom Home
- Semi Detached On A Corner Plot
- Loft Conversion With Dormer & Wardrobes
- Ground Floor WC, Shower Room & Separate WC
- Conservatory
- Detached Garage & Off Road Parking
- Very Well Presented Gardens
- Cul-De-Sac Location
- Internet - Standard, Superfast & Ultrafast Available
- Council Tax Band C / EPC Rating TBC



**Location**

The property enjoyed good access to the local transport network, including the A6 Great Glen Bypass and the city's inner and outer ring system , convenient for access to the motorways and Leicester City Centre. Fast & Frequent rail services are just 15 minutes away to Leicester Train Station and just 20 minutes to Market Harborough, providing the journey to London St Pancras International in under an hour.

**Draft Details Awaiting Vendor Approval**

**Lounge**

28'1 x 9'11 (8.56m x 3.02m)

**Kitchen**

9'1 x 11'4 (2.77m x 3.45m)

**Conservatory**

8'5 x 8'7 (2.57m x 2.62m)

**Bedroom One**

16'1 x 12'4 (4.90m x 3.76m)

**Bedroom Two**

9;9 x 11'2 (2.74m;2.74m x 3.40m)

**Bedroom Three / Loft**

**Study**

10 x 6'6 (3.05m x 1.98m)

**Shower Room**

5'4 x 6'7 (1.63m x 2.01m)



Floor Plan



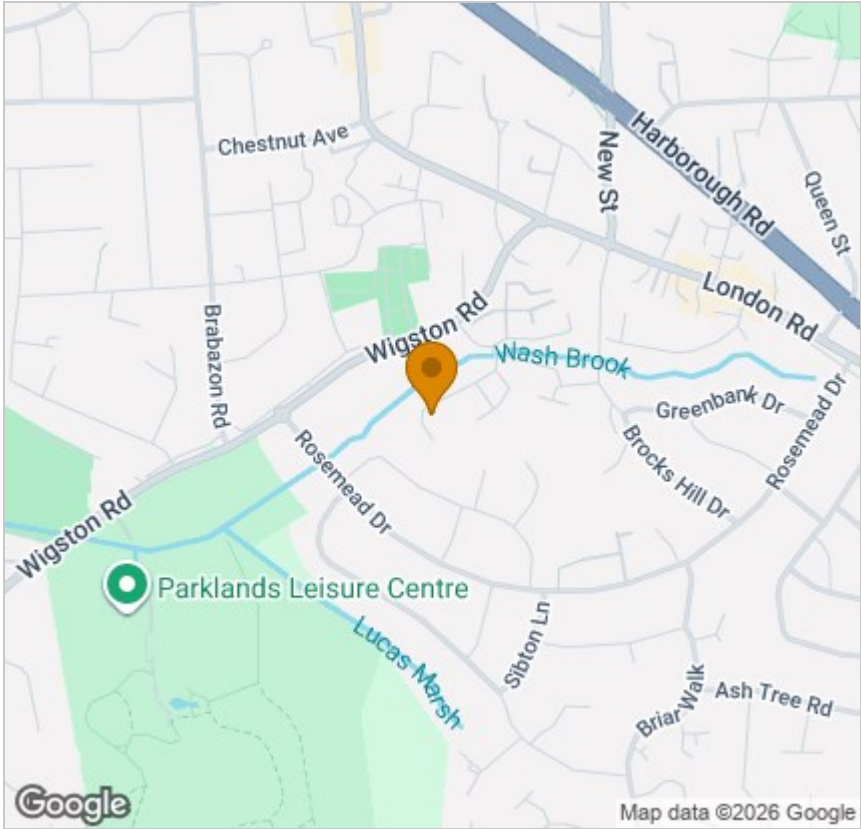
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ  
Tel: 0116 2883872 Email: [info@astonandco.co.uk](mailto:info@astonandco.co.uk) <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

