



49 Turner Rise

Oadby, Leicester, LE2 5SH

£330,000



No Upwards Chain! Beautifully presented and spacious Three bedroom detached family home situated within the highly sought after area of Oadby.

The property comprises of, porch leading to entrance hallway, through lounge/dining room space with patio doors leading to the rear garden and a newly fitted shaker style kitchen to the ground floor. To the first floor are three bedrooms, and a fully fitted three piece bathroom suite.

- Detached Family Home
- Three Bedrooms
- Enclosed Good Size Rear Garden
- Modern Fitted Kitchen
- New Windows Installed in 2017 & Gas Central heating
- Garage & Off Road Parking
- Great Catchment for Local Schooling
- Internet - standard, superfast & ultrafast
- Council Tax D
- EPC Rating D



## 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.

## Lounge

25'8 x 11'1 (7.82m x 3.38m)

The large through living room/diner has two radiators, gas fire with marbel surround, upvc double glazed windows and a sliding patio door to the rear garden

## Kitchen

13'1 x 8'1 (3.99m x 2.46m )

Shaker style kitchen with exposed brickwork. UPVC double glazed window to rear aspect, upvc door to side access.

## Bedroom One

13'1 x 10'1 (3.99m x 3.07m )

UPVC Double Glazed window to the front elevation and radiator

## Bedroom Two

UPVC Double Glazed window to the rear elevation and radiator. Built in storage.

## Bedroom Three

7'2 x 8'6 (2.18m x 2.59m)

UPVC Double Glazed window to the front elevation and radiator

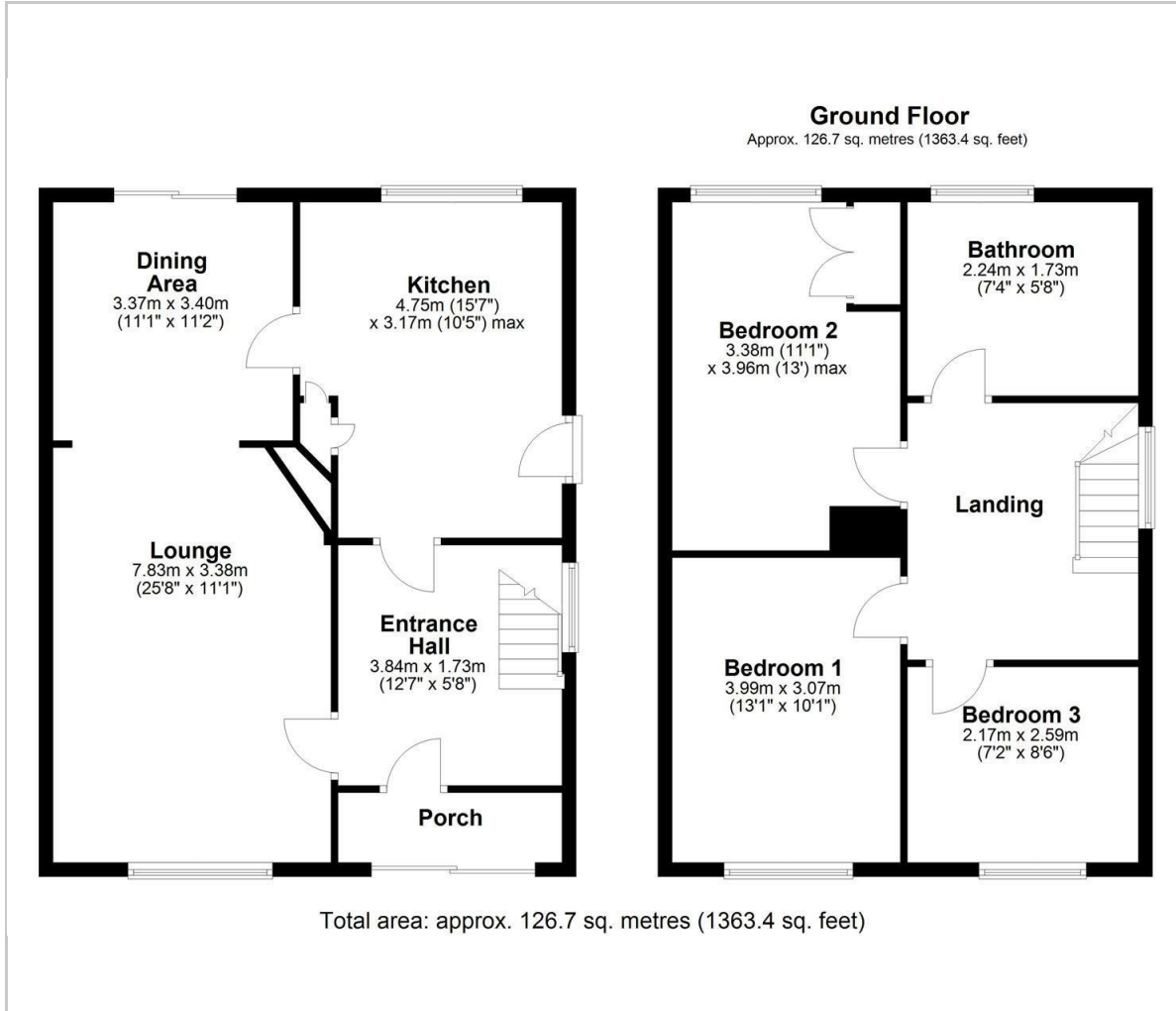
## Bathroom

7'4 x 5'8 (2.24m x 1.73m)

Three piece bathroom suite with shower, radiator with a heated towel rail.



## Floor Plan



## Viewing

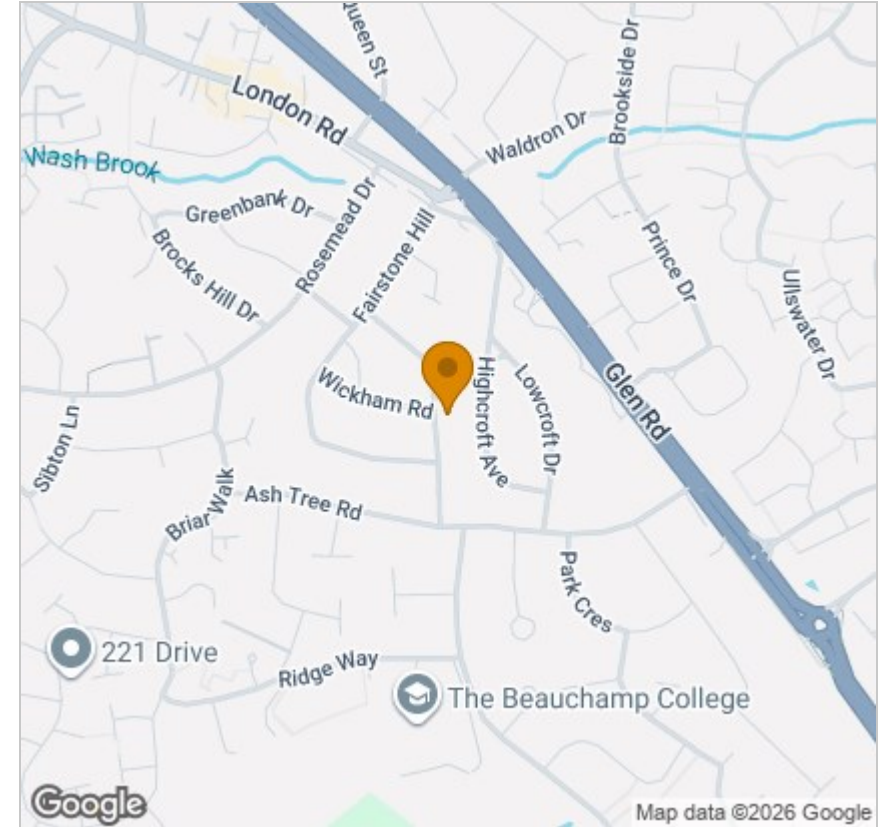
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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.

**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

