



FOR SALE
Aston & Co
ESTATE & LETTING AGENTS
0116 288 3872

46 Greenbank Drive
Oadby, Leicester, LE2 5RP
£340,000



A very well presented three bedroom semi-detached home set within the popular area of Oadby, within close proximity of local schools and amenities. The property has had a full refurbishment throughout by the current vendors in 2024.

The home has been fully rewired in 2024, a brand new central heating system with a new Ideal Combi boiler in 2024, new bathroom, new doors, new flooring and a full cosmetic decoration throughout.

The property comprises of; entrance hallway, downstairs W.C, Lounge, Open Plan Diner & Kitchen space, three double bedrooms & a fully fitted three piece bathroom suite.

The attractive rear garden offers an ideal space for outdoor entertaining and relaxation during the warmer months. To the front of the property is off road parking for 3/4 vehicles at the front and side of the home. There is also a detached single garage space for storage.

An internal viewing of this beautiful family home is strongly recommended

- Bay Fronted Three Bedroom Semi Detached Home
- No Upward Chain!
- Very Well Presented Throughtout
- Brand New Central Heating System & Boiler 2024 & Fully Rewired in 2024
- Downstairs W/C & Upstairs Bathroom
- Off Road Parking & Garage
- Close to Well Regarded Schools & Local Amenities
- Large Enclosed Rear Garden With Potential To Extend (STPP)
- Internet - Standard, Superfast & Ultrafast Available. See ofcom checker
- Council Tax Band C / EPC Rating: D



Location

Standing at both sides of the A6 and bordering Leicester to the north west , only 4 miles from the city centre, Oadby forms part of the Borough of Oadby & Wigston and is without doubt one of South Leicestershire's most desirable settlements.

With Leisure facilities including Glen Gorse Golf Club, Leicester Racecourse and Parklands Leisure Centre along with riding facilities and Brocks Hill Countryside Park, Oadby has grown around the town centre on Leicester Road and The Parade with an excellent range of shops, banks, pubs and restaurants with stores such as M&S and Sainsbury's being located in the town.

Having an excellent mix of housing and being well served by a good selection of schooling in both the state and private sectors, including The Leicester Grammar School in nearby Great Glen, Oadby boasts some of the most desirable address's in the county.

Part of the LE2 postcode area, Oadby remains very popular today with local buyers and those from further afield due in part to its proximity to Leicester city centre, its professional quarters, hospitals and universities, the A563 ring road which provides direct access to the M1 and M69 motorways and Fosse Retail Park. With easy access to The Midland airports, Oadby also has a choice of railway stations in both Leicester and Market Harborough.

Market Harborough station has undergone recent improvements with increased parking facilities and travel time to London St Pancras down to approx. 45 minutes.

Draft Details Awaiting Vendor Approval

Lounge

16'6 x 10'4 (5.03m x 3.15m)

Kitchen

19'1 x 8'4 (5.82m x 2.54m)

WC

Bedroom One

12'8 x 11 (3.86m x 3.35m)

Bedroom Two

11 x 10'4 (3.35m x 3.15m)

Bedroom Three

9 x 7'7 (2.74m x 2.31m)

Bathroom

9'1 x 6 (2.77m x 1.83m)

Garage

18'7" x 10'4" (5.68m x 3.15m)

Single detached garage having up and over door to the front, door to the garden with windows to side and rear, lighting and power sockets

Valuation?

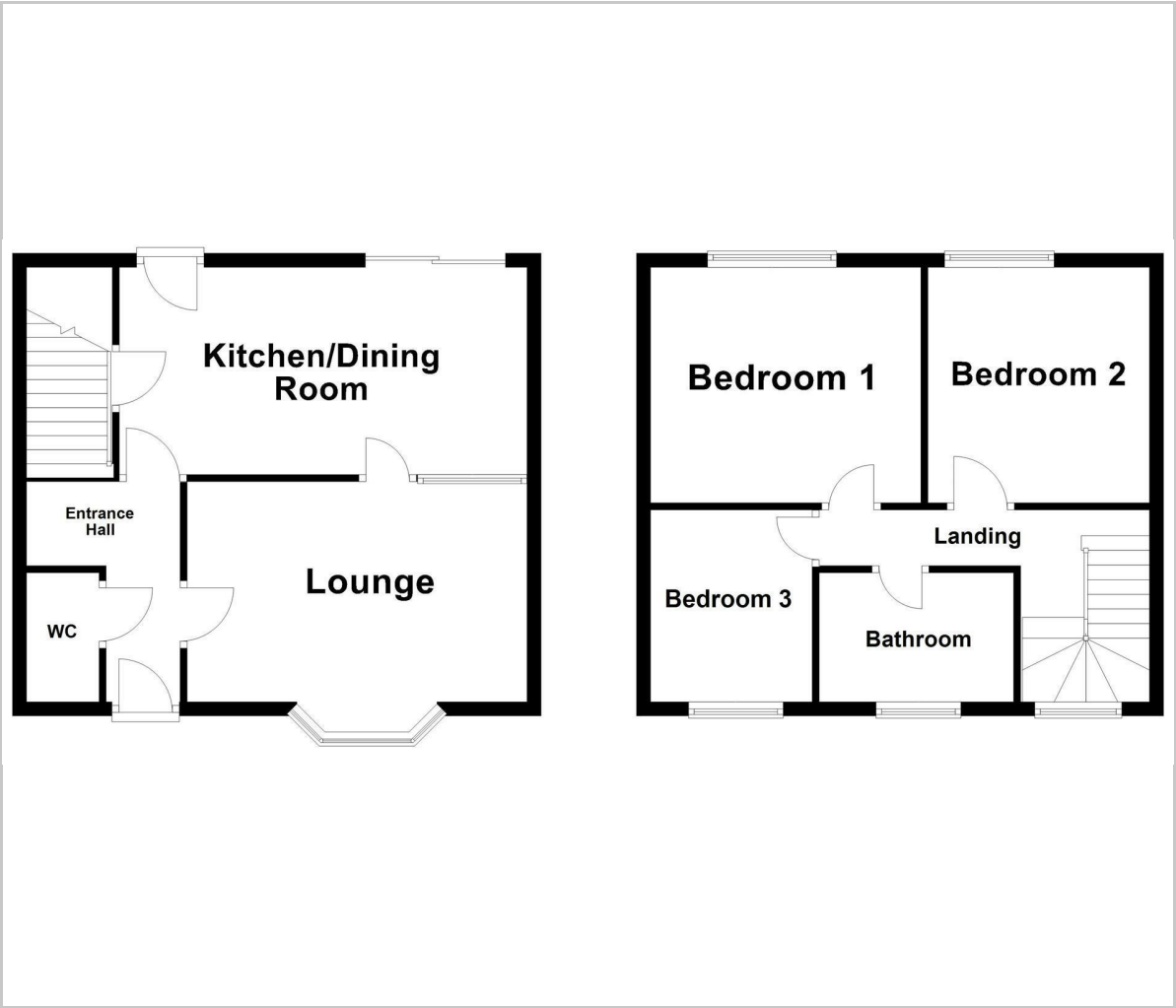
Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

Financial Services

Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.



Floor Plan



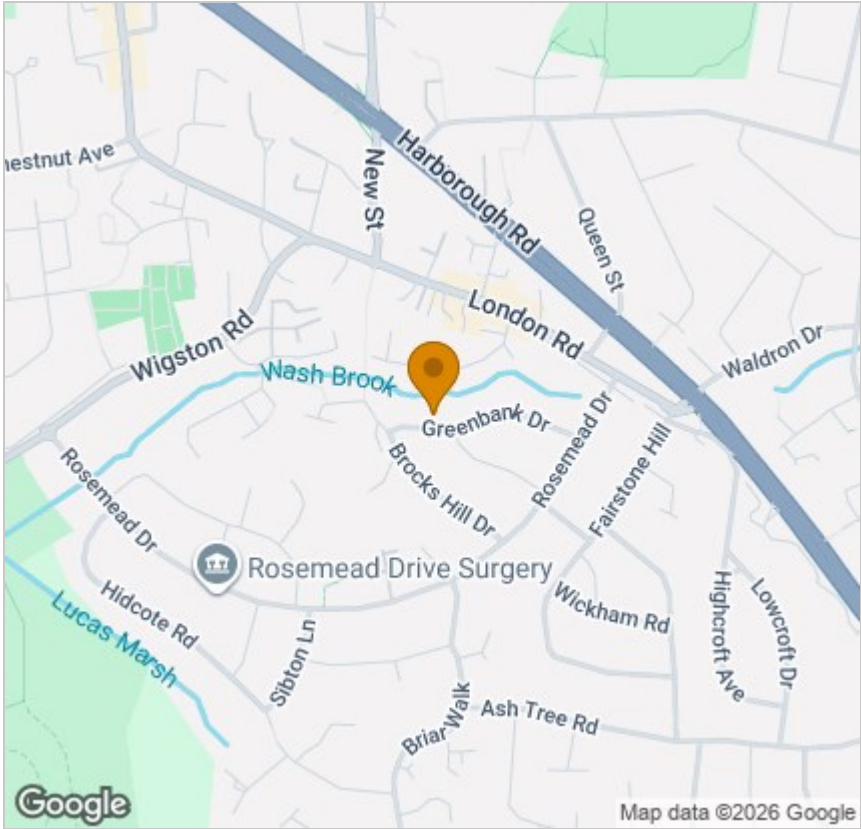
Viewing

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.

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Area Map



Energy Efficiency Graph

