



**FOR SALE**

4 Bed Detached House in Weston Rise, Leicester LE2 4WA

**£415,000**



## PROPERTY FEATURES

- No Chain
- Sought-after Oadby Location
- Upgraded Fixtures & Fittings
- Nearly New 4-Bed Detached
- Open-Plan L-Shaped Kitchen/diner
- Utility Cupboard & Downstairs WC
- Main bedroom With En-suite
- Three Further Double Bedrooms
- Garage & Off-road Parking
- Close To Schools, Amenities & Road Links



## FULL DESCRIPTION

### SUMMARY

A nearly new four-bedroom detached family home, located in the highly sought-after area of Oadby, Leicester. Finished to a high standard throughout, the property benefits from upgraded fixtures and fittings and offers spacious, well-designed accommodation ideal for modern family living.

The ground floor features a welcoming and spacious entrance hall, a comfortable lounge, and an impressive L-shaped open-plan kitchen/diner/living area, perfect for both everyday living and entertaining. Additional benefits include a utility cupboard and a convenient downstairs WC.

To the first floor, the property offers a generous main bedroom with en-suite, along with three further well-proportioned bedrooms and a family bathroom.

Externally, the home enjoys a garage and off-road parking. Ideally positioned close to excellent road links, local amenities, and well-regarded schools, this property represents a fantastic opportunity for families seeking a high-quality home in a popular location.

### ENTRANCE HALL

15' 0" x 10' 1" (4.57m x 3.07m) Tiled flooring, LED spotlights and radiator. Doors leading to the lounge, kitchen/diner, utility cupboard and WC, with stairs rising to the first floor.

### LOUNGE

16' 8" x 13' 5" (5.08m x 4.09m) Bay window to the front aspect providing ample natural light. LED spotlights, TV and telephone points, and radiator.

### KITCHEN/DINER & LIVING AREA

13' 10" x 23' 6" (4.22m x 7.16m) A spacious open-plan L-shaped kitchen/diner and living area. The kitchen is fitted with a range of upper and lower cabinets, granite work surfaces, inset double sink, double electric oven, gas hob with extractor over, and



# Phillips George



integrated fridge/freezer and dishwasher. French doors provide access to the rear garden, while the living area benefits from a rear-facing window. Finished with continuation of tiled flooring, LED spotlights throughout, TV point for wall-mounted television and two radiators.

## UTILITY CUPBOARD

Space and plumbing for a washing machine, space for a tumble dryer, granite work surface and fibre broadband connection.

## WC

4' 10" x 4' 10" (1.47m x 1.47m) Low-level WC and wash hand basin. Window to the front aspect, with wall and floor tiling, extractor fan and radiator.

## LANDING

Doors off to: Bedrooms and bathroom. Window to side aspect on stairwell. Loft hatch access. Airing cupboard.

## BEDROOM ONE

14' 7" x 13' 6" (4.44m x 4.11m) Window to the rear aspect, built-in wardrobes with mirrored sliding doors, TV and telephone points, and radiator. Door leading to the en-suite.

## ENSUITE

7' 7" x 5' 1" (2.31m x 1.55m) Double shower enclosure with wall tiling, wash hand basin set into a fitted vanity unit, and low-level WC. Finished with LED spotlights, extractor fan, half-height wall tiling, floor tiling and radiator.

## BEDROOM TWO

12' 0" x 9' 8" (3.66m x 2.95m) Window to front aspect. Radiator.

## BEDROOM THREE

10' 2" x 8' 5" (3.1m x 2.57m) Window to rear aspect. Radiator.

## BEDROOM FOUR

10' 5" x 7' 5" (3.18m x 2.26m) Window to front aspect. Radiator.

## BATHROOM

Comprising a bath with mixer tap and shower attachment, separate shower enclosure, wash hand basin set into a fitted vanity unit and low-level WC. Benefiting from a window to the side aspect, LED spotlights, extractor fan, heated towel rail, and finished with wall and floor tiling.

## OUTSIDE

Attractive front garden with pathway leading to the front door. A generous driveway provides off-road parking for multiple vehicles, alongside a garage with up-and-over door benefiting from power and lighting. A secure pedestrian gate leads to the rear garden, featuring a patio area for outdoor dining, a lawned area and an outside tap.

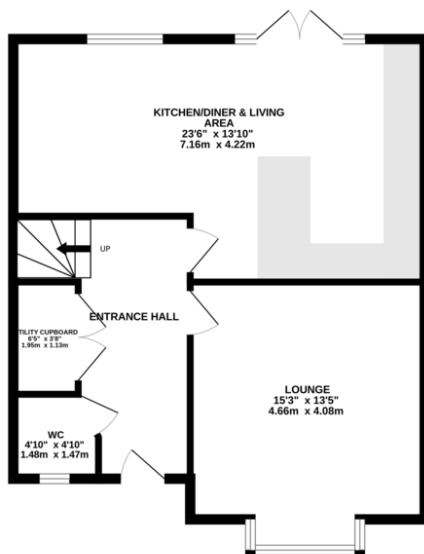




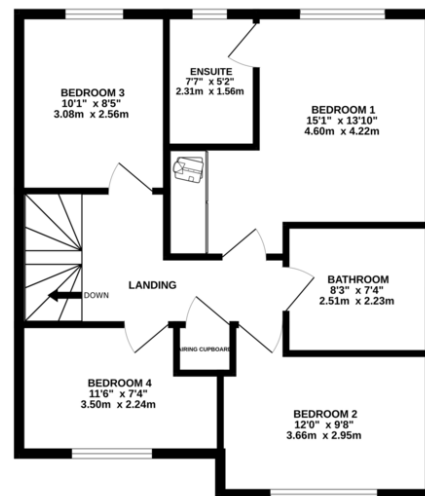
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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