



Beautiful individually designed family home

13 Launde Road, Oadby, Leicester

Freehold



Spacious detached family home • Family bathroom • Generous principal bedroom • Three further double bedrooms • Landscaped garden • Off road parking and garaging • Highly desirable location

Location

Oadby offers a wide range of shops, recreational parks including Uplands park, public houses, and supermarkets.

The Parade shopping area is popular in this district being centrally positioned with parking. Local nature reserves such as Coombe, Rosemead, Uplands and Brockshill Country Park. There are many interesting places to visit including the Botanical Gardens and Leicester Racecourse.

Oadby is located approximately 1 mile to the A6. The M1 (junction 21, west towards Leicester Forest East 7 miles) M6 and M69 offering major road links from this central Midland location. Leicester to St Pancras in approximately 1hr 3 minutes. There are many schools in the Oadby area, primary schools are Launde Primary, Brocks Hill and Langmoor Primary and Leicester High School for Girls. Beauchamp College caters for both boys and girls, also St Paul's Catholic School and the City of Leicester College.

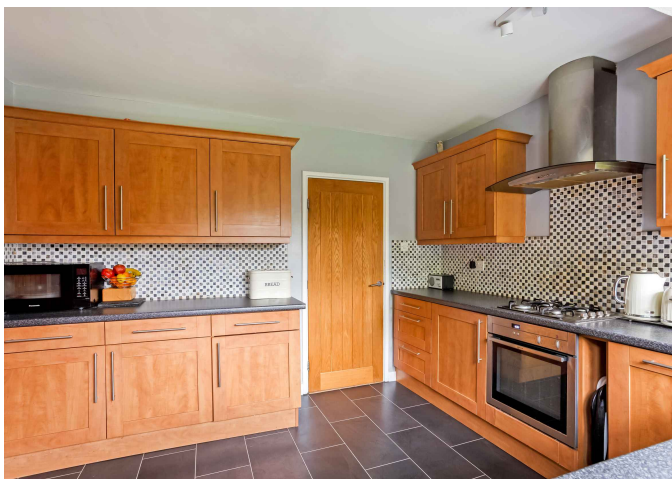
Description

Situated in a highly desirable location within Oadby, this attractive detached property offers an ideal home for a growing family.

The front aspect to the property has attractive herringbone brickwork and partially tiled façade. Walled frontage with lawn section and block paved driveway provides parking space for two cars and side access through wooden gates to additional parking and garaging.

The property is entered via a storm porch with composite door leading into the spacious entrance hall with laminated flooring throughout. Off the entrance hall is a cloakroom with WC and hand wash basin with double glazed window to the front elevation.

The main sitting room is a substantial living space with lovely bay window to the front aspect and double glazed French doors at the rear elevation which open out to the paved patio area. The sitting room benefits from triple aspect allowing plenty of natural light and focal gas fireplace.





The kitchen is fully fitted throughout with a large range of base and wall mounted units, inset oven with four ring gas hob, tiled splash back and extraction hood above. Integrated dishwasher and inset sink and drainer. Double glazed windows overlook the rear lawn garden and composite door opens out to the rear patio. Leading off from the kitchen is a useful utility room where there is plumbing for further appliances and room for a double fridge freezer. Window to the side aspect.

A spacious dining room provides further entertaining space with dual aspect to both side and front elevations.

The first floor accommodation comprises of four double bedrooms and family bathroom.

The landing overlooks the front aspect and also provides built-in cupboard space. Principal bedroom is a generous size with built-in cupboards and plenty of natural light from the front elevation. Bedroom two is a further good size double, with built-in wardrobe and dual aspect to both side and rear elevations. Bedroom three also benefits from dual aspect. Bedroom four is of a similar size and proportion to bedroom three and overlooks the front aspect.

The family bathroom is very well presented with coloured mosaic walls, panelled bath with Mira power shower. Heated towel rail, low flush WC and hand wash basin. Opaque window to the rear elevation.

The outside of this family home provides a landscaped rear and front lawn, plenty of mature plants and shrubbery to the rear garden and ornate paved patio area. Detached garage with up and over door.

General Information

Tenure Freehold

Services Mains electricity, central heating, drainage and water are understood to be connected to the property.

Viewing Strictly by appointment with Savills.

13 Launde Road, Oadby, Leicester



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Contact

Savills Nottingham

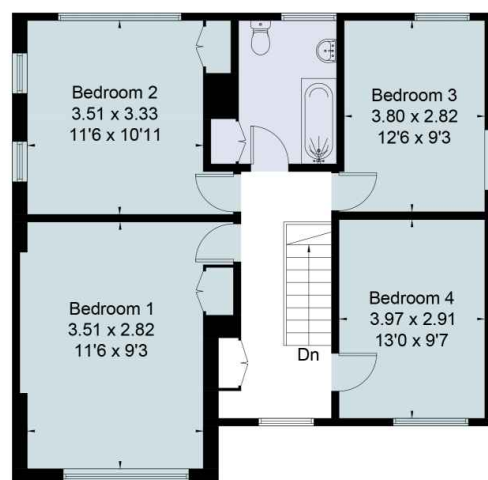
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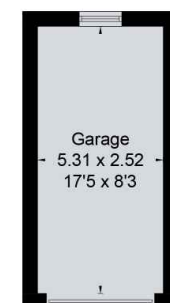
Approximate Area = 150.1 sq m / 1616 sq ft
Garage = 13.2 sq m / 142 sq ft
Total = 163.3 sq m / 1758 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)
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Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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