



**Coombe Rise, Oadby LE2 5TT**

**Offers In Excess Of £500,000**

**Freehold**

**Priya**  
est. 1986

- Spacious four-bedroom detached family home
- Located in the desirable area of Oadby
- Generous living space of over 2,200 sq ft
- Well-proportioned lounge and sun room
- Stylish open-plan kitchen and dining area
- Master bedroom with fitted wardrobes and en-suite bathroom
- Paved frontage offering off-street parking
- Well-maintained rear garden with paved patio area
- Extended to the rear and side
- No upwards chain

### About this property

A spacious four-bedroom detached family home situated in the highly sought-after area of Oadby, set on a good-sized plot with a well-maintained rear garden. Offering over 2,200 sq ft of well-appointed living space, this property perfectly combines elegant design with practical family living.

### Ground floor

Enter this beautifully presented home via a spacious porch leading into a welcoming hallway. The ground floor offers a generous lounge, a light-filled sun room, an open-plan kitchen and dining area, and a convenient downstairs cloakroom. A separate entrance via the boot room on the side of the house provides access to the dining area and integrated garage. The well-designed layout flows seamlessly throughout, creating a spacious and versatile living environment ideal for modern family life.



### First floor

Approached via a staircase from the hallway leading to a spacious landing that connects all rooms. The master bedroom features fitted wardrobes and a stylish three-piece en-suite. Three further well-proportioned bedrooms offer ample space for family living, home working, or guest accommodation. A modern family bathroom completes the upstairs layout, providing comfort and practicality.



## Outside

The property has a paved and gravel frontage offering off-street car parking and access to the garage, which benefits from an up and over door. To the rear, the garden is mainly laid to lawn, complemented by a paved patio area ideal for outdoor dining and entertaining. Trees and well-established shrubs border the gardens, offering both privacy and greenery.

## Location

Located in Oadby, this property is within close distance of Oadby Parade. For commuters, the nearby ring road provides easy access to the motorway and Fosse Park Shopping Centre and Food Court. The nearby Leicester railway station has direct links to London St Pancras International.

Well regarded schooling in the state sector is well catered for, in particular Brookside Primary School, Manor High School, Gartree High School and Beauchamp College, together with private schooling at the nearby Leicester High School for Girls along London Road. Leicester Grammar School and The Stoneygate School can be found in the neighbouring village of Great Glen.

The village of Oadby itself offers a wide range of local amenities including shopping facilities along The Parade and Rosemead Drive, major supermarkets including Marks & Spencers, Sainsburys, Asda and Lidl, and a variety of sporting and social facilities found nearby. The Roger Bettles Sports Centre, The Leicestershire Golf Club, Leicester Racecourse and Oadby Parade are close by and the beautiful Botanical Gardens of the University of Leicester.



## Tenure

Freehold

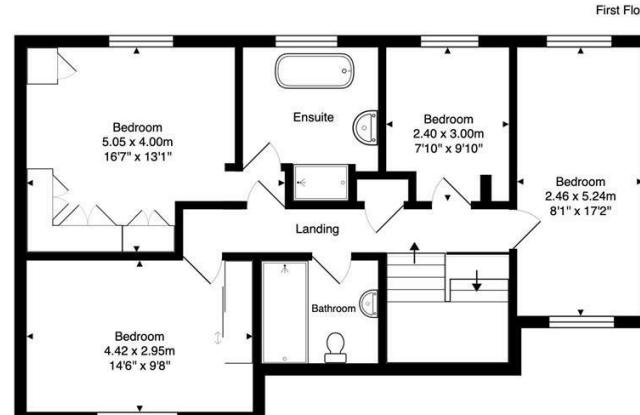
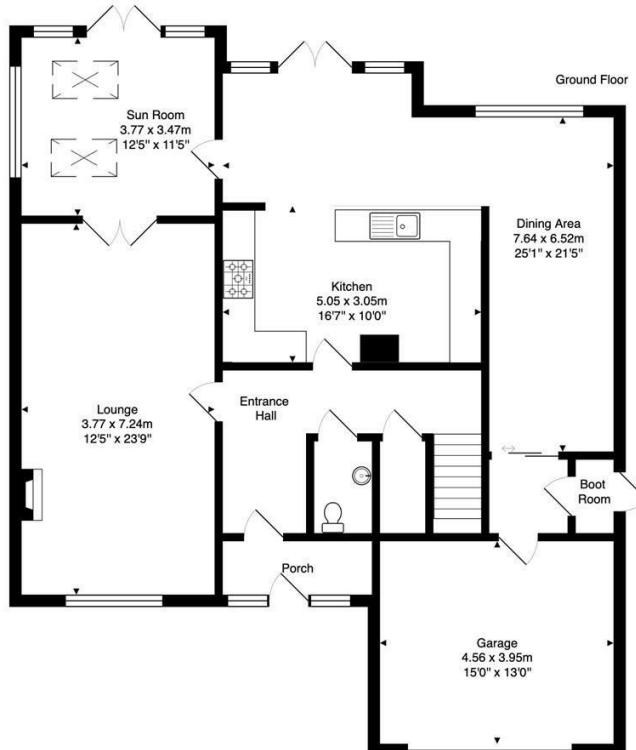
## Local Authority and Council Tax

Oadby & Wigston - Band E

## Energy Performance

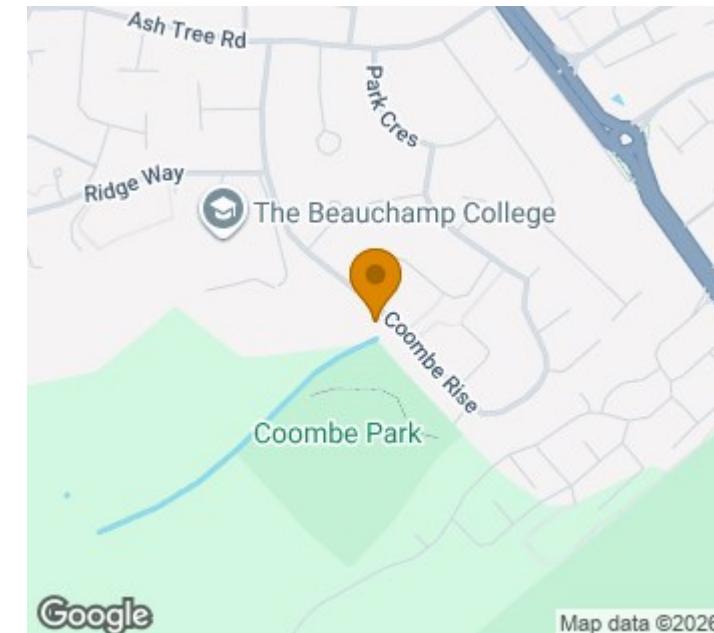
EPC Rating C





Total Area: 206.3 m<sup>2</sup> ... 2220 ft<sup>2</sup>

All measurements and illustrations are approximate and may not be drawn to scale.  
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.  
The vendor, agency and supplier will accept no liability for its accuracy.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Important Notice

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- 1) Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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**78 Hinckley Road  
Leicester  
LE3 0RD**

**findmeahome@priyaproperties.co.uk  
priyaproperties.co.uk**