



Kilburn Avenue, Oadby, Leicester, LE2 5FQ

- No upward chain, move in ready
- Open-plan lounge-dining room
- Bright sun room and garden room
- Garage and driveway
- Sought-after Oadby location
- Two bedrooms, flexible layout
- Bay-fronted lounge with fireplace
- Generous garden plot
- Potential to extend (STPP)
- Walking distance to local Highstreet shops, supermarkets and parks

£300,000



Kilburn Avenue, Oadby, Leicester, LE2 5FQ

DESCRIPTION

No Upward Chain – Two Bedroom Dormer Bungalow – Flexible Layout – Generous Garden – Garage & Driveway – Sought-After Oadby Location

NO UPWARD CHAIN – TWO BEDROOM DORMER BUNGALOW WITH BEDROOMS ON BOTH FLOORS AND EXCELLENT POTENTIAL TO EXTEND (STPP). Set within a sought-after Oadby location, this flexible home offers an open-plan lounge-dining room, sun room, garden room, generous plot, garage and driveway – ready for its next owner to make it their own.

Step inside and the journey begins in the bay-fronted lounge, where a feature fireplace creates a welcoming place to relax. A wide opening flows into the dining room, creating a sociable open-plan feel for family meals and entertaining. Previously used as a bedroom, this room could be converted back, allowing you to tailor the ground-floor layout to your lifestyle.

Continue into the fitted kitchen, leading through to a bright sun room and then the garden room, where windows and patio doors frame views across the garden and create an inviting connection with the outdoors.

A double bedroom and bathroom complete the ground floor, while upstairs you'll discover a spacious principal bedroom with fitted wardrobes and garden views.

Outside, the generous rear garden provides lawn, mature planting and space for outdoor dining, gardening and family life. The plot also offers potential to extend, subject to the necessary planning permissions, while a garage and driveway provide valuable parking and storage.

Further benefits include gas central heating and double glazing. Supermarkets, local shops and parks are within walking distance, with excellent road links towards Leicester, Fosse Park, Oadby Racecourse, the A5 and motorway network.

Flexible today with exciting potential for tomorrow – contact Hunters Wigston to arrange your viewing and discover how you could make this Oadby home your own.





HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE

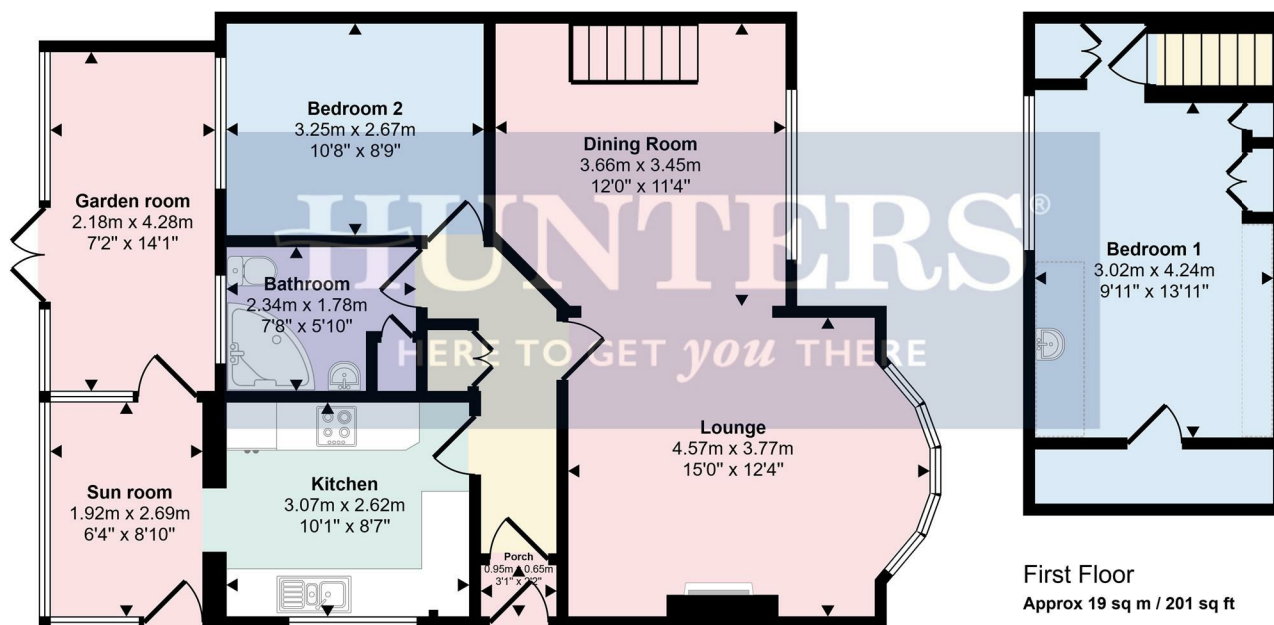


HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE

Approx Gross Internal Area
93 sq m / 999 sq ft



Ground Floor
Approx 74 sq m / 798 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

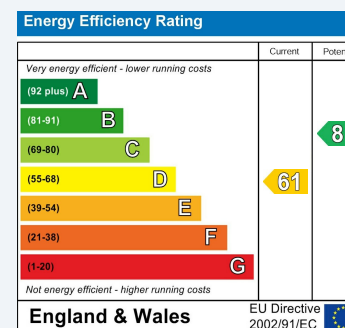
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.