

Sinclair



4 Bourton Crescent, Oadby

Leicester

£395,000

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Oadby, Leicester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Much Improved By Current Owners
- Stunning Open Plan Kitchen
- Integrated Appliances & Island Feature
- Bi-fold Doors To Garden
- Spacious Landscaped Garden
- Modern Bathroom With Rainfall Shower
- Utility Area & Ample Storage
- Extended Detached Residence
- Full Ground Floor 4 Zones Underfloor Heating



Reception Hall

UPVC entrance door with inset leaded light windows through to the reception hall. The reception hall has stairs accessing the first floor, access to an under stair storage cupboard housing the manifold for underfloor heating, CCTV and Internet hubs. There is underfloor heating to the tiled hallway (The heating is controlled by Hive with four zones throughout the ground floor) There is access to a downstairs WC, living room, useful cloaks store and open plan family dining kitchen.

Downstairs WC

The downstairs cloakroom / WC is fitted with a wall hung WC with GEBERIT push button flush, wash hand basin with tiled surround.

Living Room

14' 6" x 11' 1" (4.41m x 3.37m)

(Measurements not including bay) UPVC double glazed bay window with fitted blinds.

Open Plan Family Living Kitchen

17' 2" x 15' 9" (5.24m x 4.79m)

A stunning hub and feature to the property being extended to the rear with double glazed bi-folding doors with remote control full length blinds opening to the garden, there is a central island unit with pan drawer storage under and is extended to a breakfast bar area.

The main kitchen and island have quartz worktops and there was a range of Siemens appliances including five ring gas hob with extractor fan over, double eye-level oven and grill/combo microwave and full length fridge and freezer units. Continued tiled flooring with underfloor heating from the hallway, integrated dishwasher and inset stainless steel sink, Blanco sink, tap and soap dispenser. There is door accessing the garden room/store.



Garden Room/ Store

14' 4" x 7' 2" (4.36m x 2.19m)

This space has UPVC double doors through to the garden and access to the utility room/ former garage space.

Utility Space

17' 5" x 7' 3" (5.31m x 2.22m)

(Maximum Measurements) Worcester combination gas fed boiler and automatic lighting on entry to the room. There is plumbing for washing machine and space for tumble dryer with plumbing for sink with hot/cold tap (in the middle between washing machine and drier), newly fitted electric and remotely operated roller shutter door to the drive, and space for additional storage.

Landing

The landing gives way to three bedrooms and a family bathroom. All upstairs radiators have Hive Smart Heating Thermostatic Radiator Valve (TRV) with Smartphone Compatibility. Fully boarded loft with lighting and loft ladder with ample storage space

Bedroom One

UPVC double glaze window to the rear elevation overlooking the landscaped garden, radiator and range of fitted wardrobe/cupboards with hanging rails and shelving.

Bedroom Two

11' 5" x 10' 0" (3.48m x 3.06m)

(Measurements not including bay window) UPVC double glazed bay window, with fitted blinds and radiator

Bedroom Three

7' 9" x 7' 1" (2.37m x 2.17m)

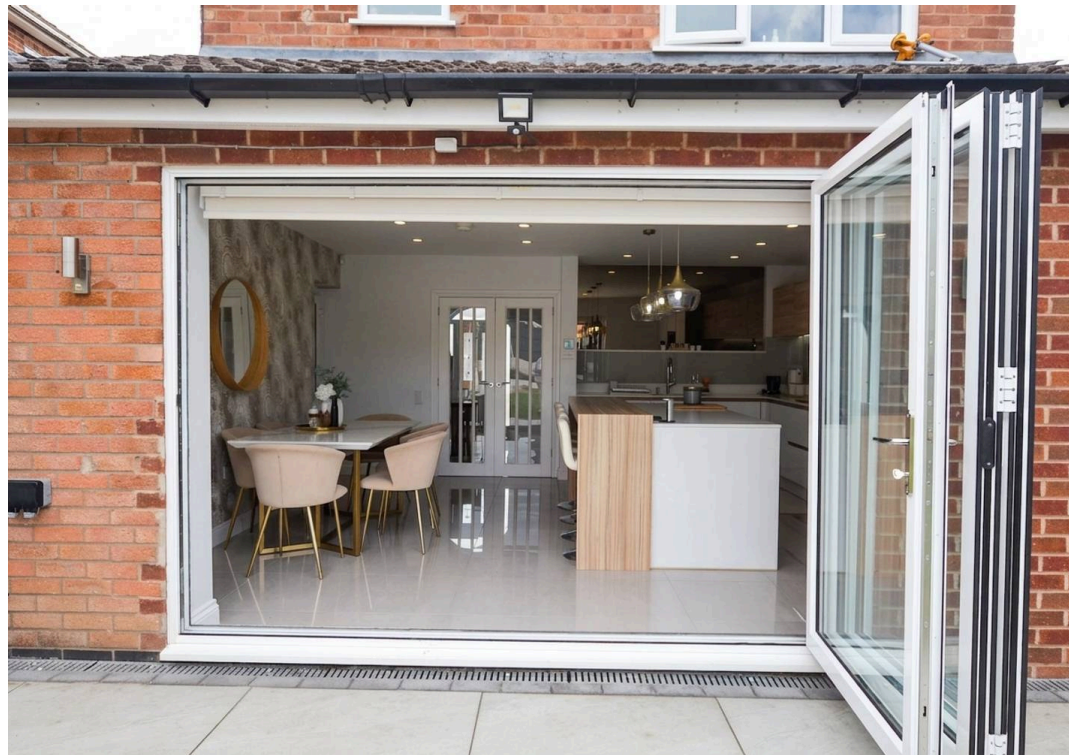
UPVC double glazed bay window, with fitted blinds and radiator

Family Bathroom

Family bathroom is fitted with a contemporary white three-piece suite comprising double ended p-shape panel shower bath with centre mounted Grohe and Hans Grohe drencher thermostatic shower with multi spray options, wall hung WC and vanity unit with wash hand basin and storage under. Tiled surrounds and slash back with inset shelves, heated chrome towel rail and UPVC double window.











GARDEN

The rear garden has been beautifully landscaped with slabbed pathways and patio areas surrounding a central lawned garden. Outside taps and electric sockets and timber screen fencing to boundaries. There is access to the garage/store. The garage/store measures 2.30m x 5.55m. Separate electric consumer unit UPVC double glazed doors to the front and further door to the side elevation and adjacent window. There is electric light and power. (please note there is no vehicular access to the garage/store)

DRIVEWAY

3 Parking Spaces

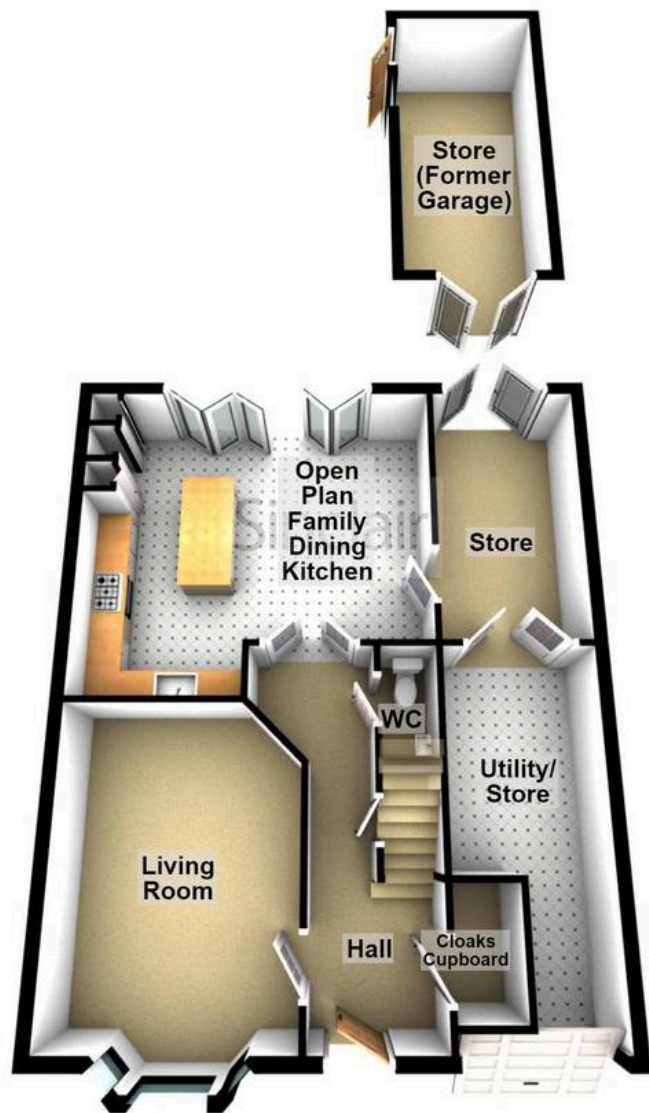
A block paved driveway for two-three vehicles. Two EV Chargers and electric sockets.

ON STREET

EV CHARGING



Ground Floor



First Floor





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