

# 19 ADLINGTON ROAD

OADBY, LEICESTER



SALES LETTINGS SURVEYS MORTGAGES





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## 19 Adlington Road

Oadby  
Leicester  
LE2 4NA

A largely extended, five/six bedroom detached family home offering spacious and flexibly arranged accommodation.

Porch | entrance hall | sitting room | dining room | ground floor bedroom | wet room | kitchen | study/bedroom six | four first floor bedrooms | family bathroom | driveway | large lawned gardens | shed | EPC - C

### LOCATION

The property is situated in this popular location, close to the Manor High School and within the catchment area for Beauchamp College, with good access to neighbourhood shopping facilities catering for most day-to-day needs.

### ACCOMMODATION

The property is entered via a uPVC double glazed front door with windows to side into a porch and a glazed inner door leading into an entrance hall housing the stairs to the first floor with storage cupboard beneath and a further meter cupboard. The sitting room has a uPVC double glazed window to the front and is open to the dining room which also has a storage cupboard. The ground floor bedroom has a uPVC double glazed window and door to the rear and a wet room off having a low flush WC, pedestal wash hand basin and shower. The kitchen has a range of oak effect eye and base level units, a stainless steel sink with flexible mixer tap, Caple fan

with assisted double oven, five-ring gas hob with stainless steel and canopy extractor over, plumbing for washing machine, Worcester wall mounted boiler, integrated dishwasher, uPVC double glazed window and door to the rear. Study/bedroom six has a uPVC double glazed window to the front.

To the first floor a landing gives access to the master bedroom which has built-in wardrobes with cupboards over and a uPVC double glazed window to the rear. Bedroom two has built-in wardrobes with cupboards over and a uPVC double glazed window to the front elevation. Bedrooms three and four each have a uPVC double glazed window to the front elevation. The family bathroom has a four piece suite comprising a low flush WC, pedestal wash hand basin, a Spa bath, walk-in doorless shower enclosure, two uPVC double glazed windows to the rear.

### OUTSIDE

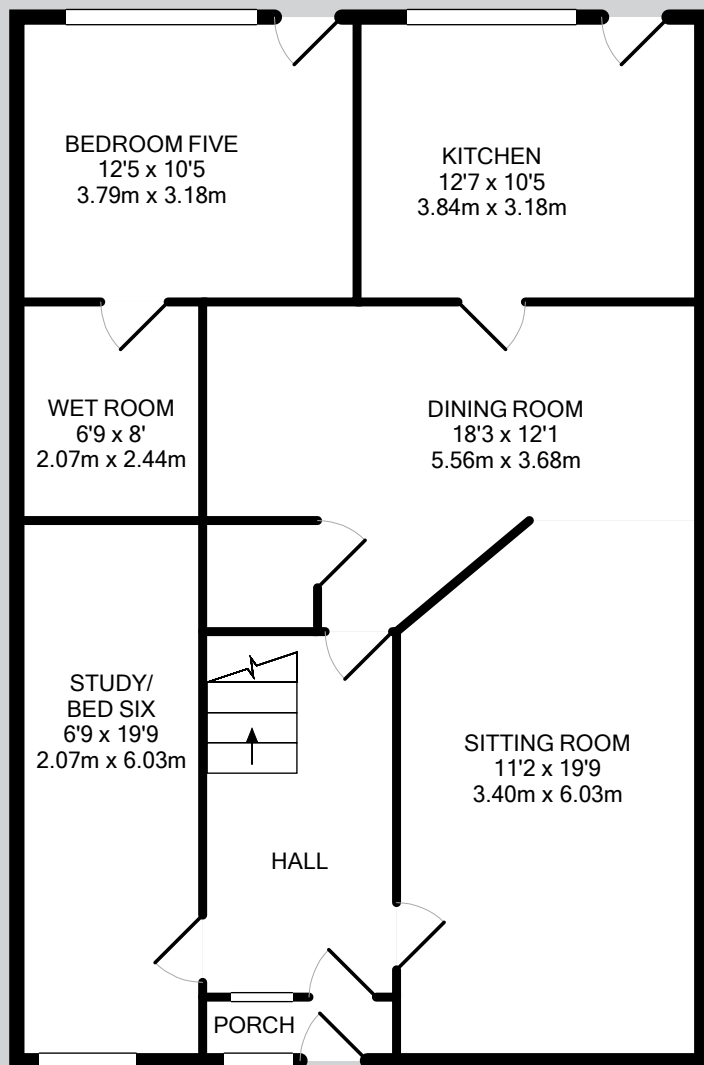
To the front of the property is a concrete driveway. To the rear are large paved patio seating areas, lawned gardens and a timber shed.

### DIRECTIONAL NOTE

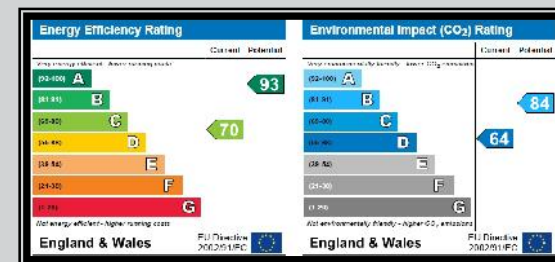
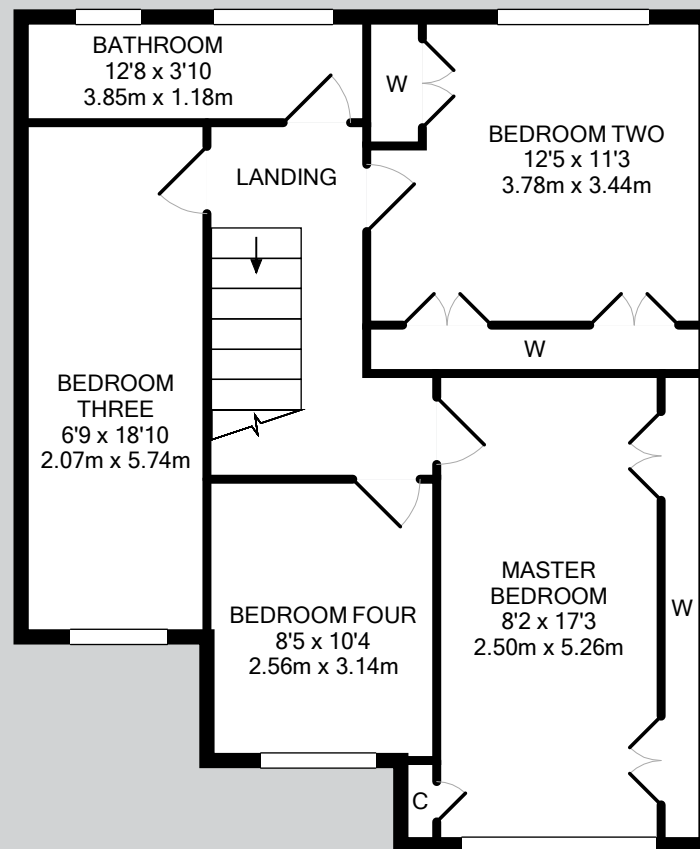
Proceed out of Leicester via the A6 London Road in a southerly direction. Upon entering Oadby take a left hand turn at the traffic light complex into Uplands Road, turning left again into Bollington Road and right onto Adlington Road where the property can be located on the left hand side.







**19 Adlington Road, Oadby, Leicester LE2 4NA**  
 Total Approximate Gross Internal Floor Area = 1642 SQ FT / 152SQ M  
 Measurements are approximate.  
 Not to scale.  
 For illustrative purposes only.







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#### Important Notice

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#### Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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