



13 Jamie Marcus Way, Oadby, Leicester LE24RZ

MOORE  
&  
YORK



## Property at a glance:

- Modern Detached Family Home
- Sought After Residential Development
- Easy Access Oadby Town Centre
- Three Bedrooms
- En-suite & Family Bathroom
- Kitchen/Dining Room with Integrated Appliances
- Ample Parking & Garage

Offers Over £355,000 Freehold



Discover the perfect family home in the heart of Oadby with three-bedroom detached house, offering a blend of comfort, style, and convenience. Nestled in a peaceful residential area, this delightful property is ideal for those seeking a versatile living space close to local amenities, excellent schools, and vibrant community facilities. The ground floor comprises entrance hall, Cloakroom/WC, lounge with duel aspect windows and a fully fitted kitchen/dining room designed with practicality and modern living in mind, featuring ample storage, generous work surfaces, and integrated appliances. Upstairs the master bedroom benefits from its own en-suite shower room with two additional bedrooms provide flexibility for a growing family and a family bathroom. Outside, the property boasts a private rear garden and driveway providing ample off-street parking leading to a garage. Situated in the sought-after area of Oadby, this home is within easy reach of reputable schools, local shops, and excellent transport links to Leicester city centre and beyond. The nearby parks and recreational facilities make it a perfect location for families looking to enjoy a balanced and fulfilling lifestyle.

### DETAILED ACCOMMODATION

Sealed double glazed door leading to;

### ENTRANCE HALL

Underfloor heating, tiled flooring, understairs storage cupboard, stairs leading to first floor accommodation.

### CLOAKROOM/WC

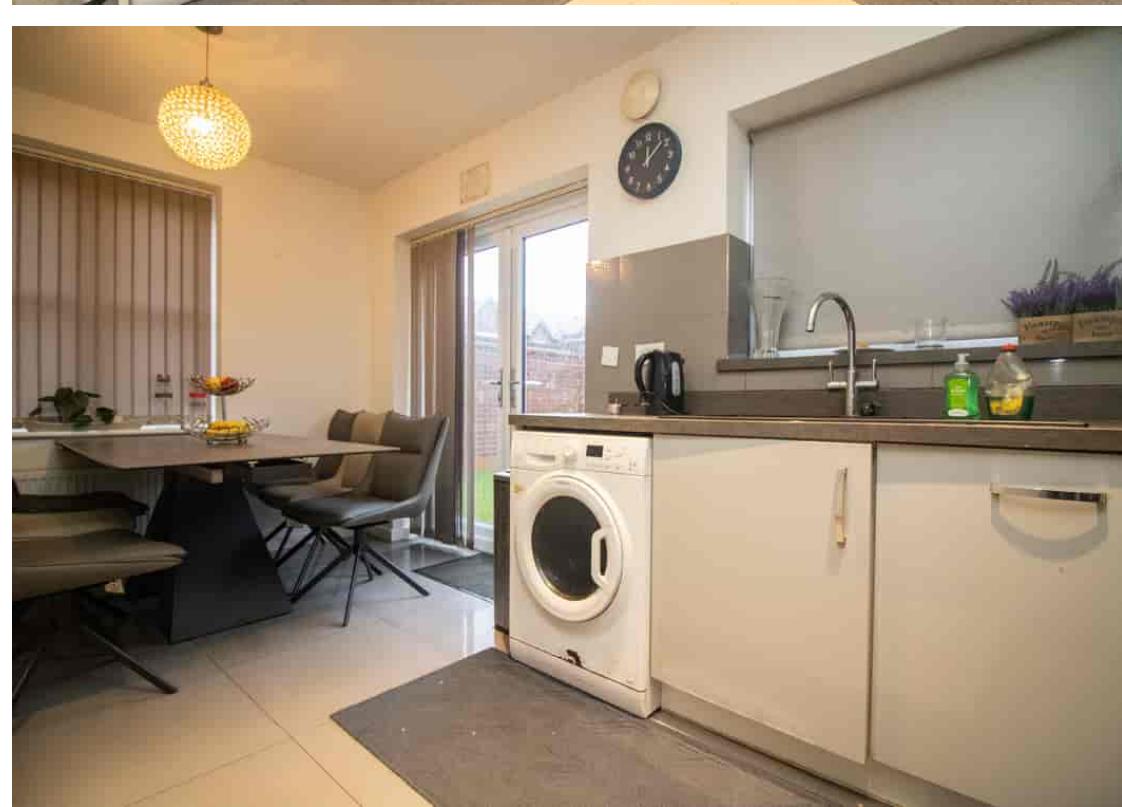
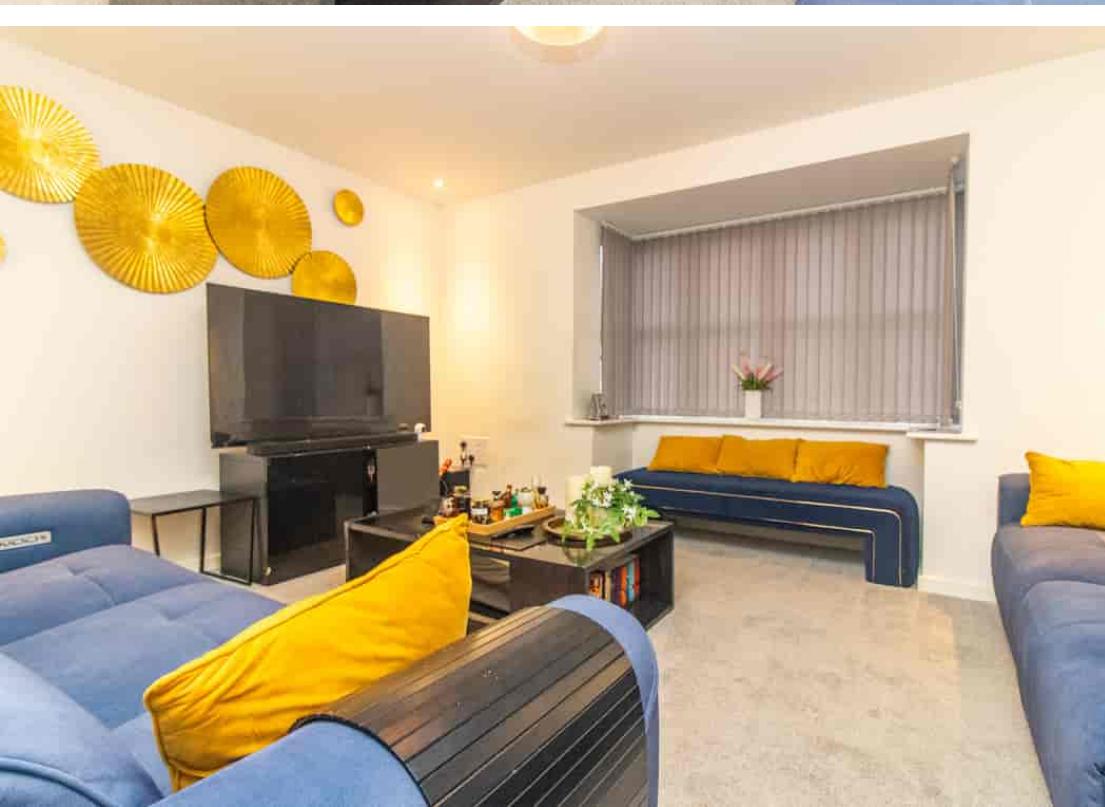
Low level WC and wash hand basin, radiator, tiled flooring.

### LOUNGE

15' 6" x 11' 3" (4.72m x 3.43m) Radiator, Dual aspect UPVC sealed double glazed windows, TV point.

### KITCHEN/DINING ROOM

15' 5" x 9' 2" (4.70m x 2.79m) Comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, integrated dishwasher and fridge/freezer, built in oven and four piece gas hob with extractor fan over set in stainless steel hood with matching splash back, duel aspect UPVC sealed double glazed windows, underfloor heating, tiled splash backs, spotlights.





## FIRST FLOOR LANDING

Airing cupboard, access to loft space.

## BEDROOM 1

9' 4" x 9' 0" (2.84m x 2.74m) Radiator, built in wardrobes, UPVC sealed double glazed window.

## EN-SUITE SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, tiled flooring and splash backs



## BEDROOM 2

11' 2" x 8' 3" (3.40m x 2.51m) Radiator, dual aspect UPVC sealed double glazed windows.

## BEDROOM 3

11' 3" x 6' 10" (3.43m x 2.08m) Radiator, UPVC sealed double glazed window.

## BATHROOM

7' 6" x 6' 3" (2.29m x 1.91m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, heated towel rail, UPVC sealed double glazed window, tiled flooring and splash backs

## OUTSIDE

Patio and lawns to rear enclosed by paneled fencing with gated access leading to side parking for three cars and single garage

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

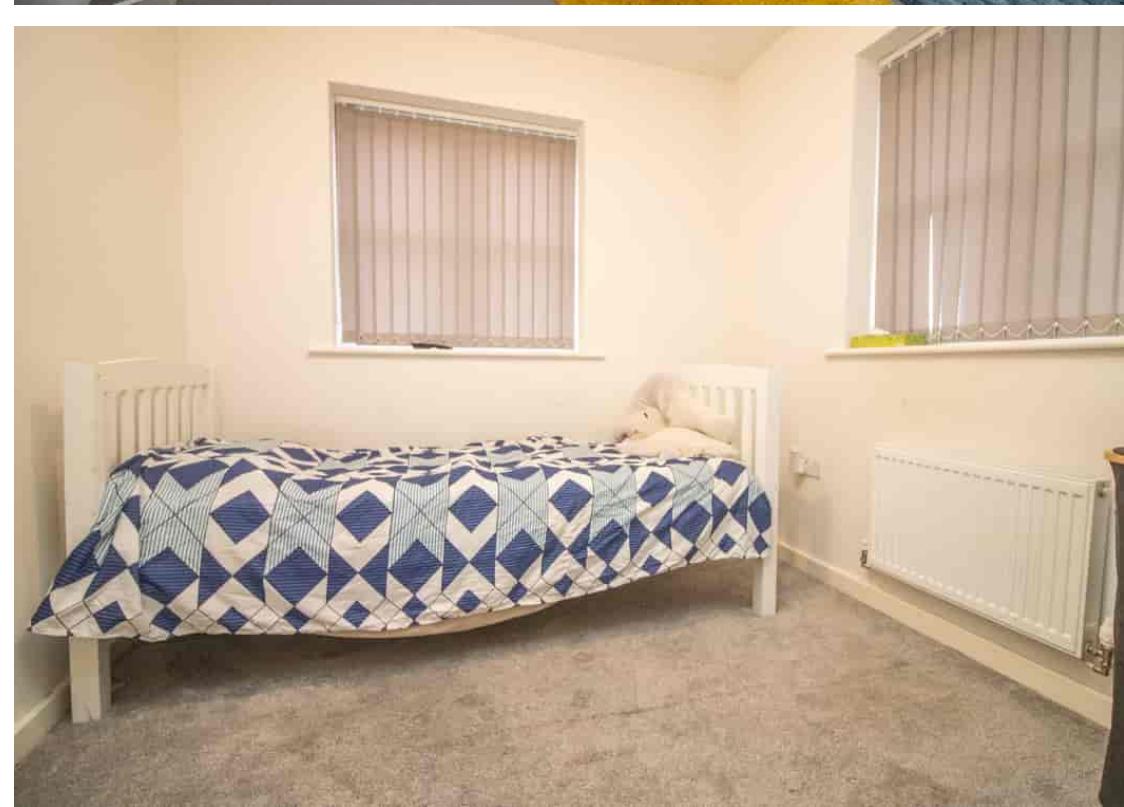
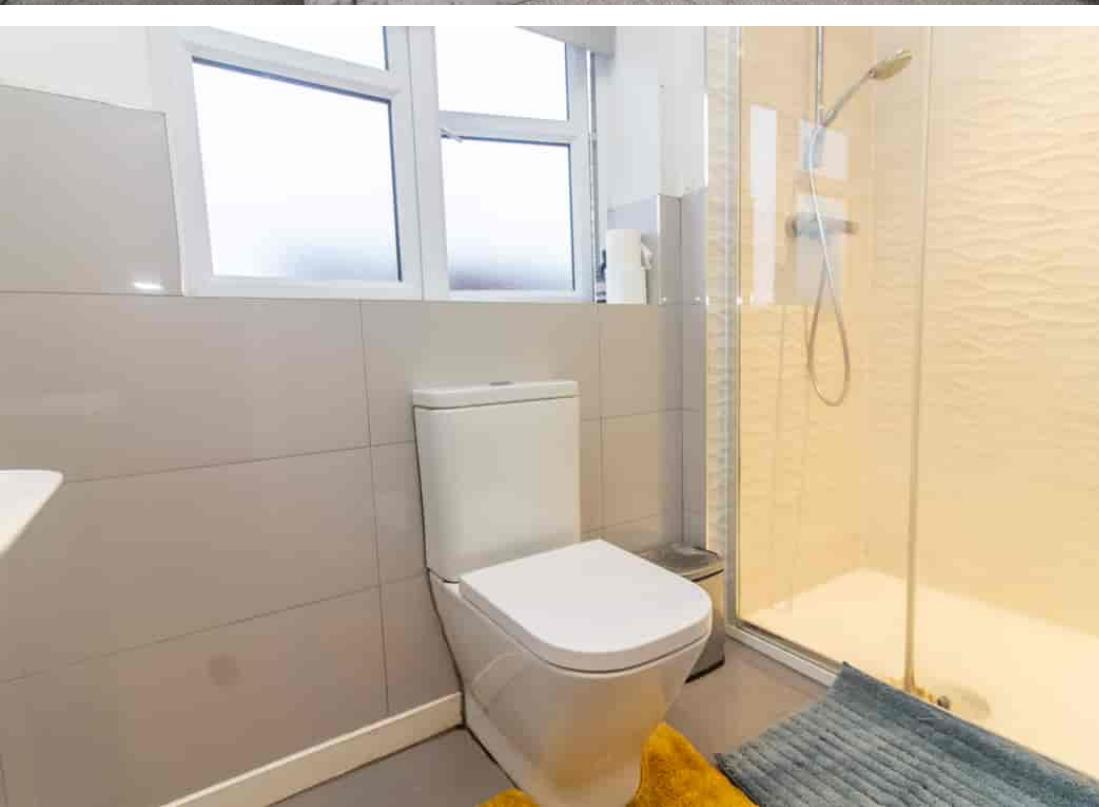
## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, and windows are double-glazed.

## MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.







## ANTI MONEY LAUNDERING

If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

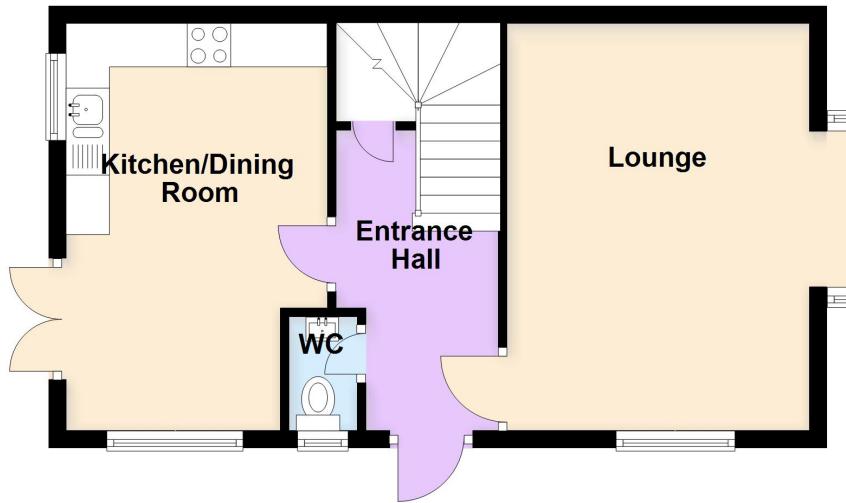
## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

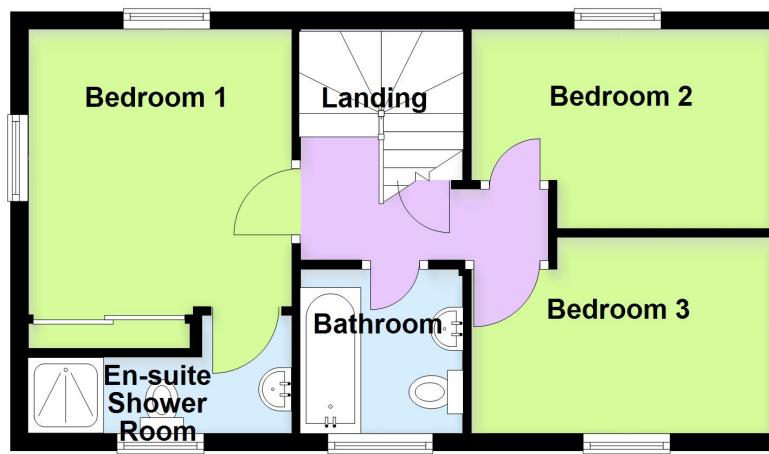
## IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard

## Ground Floor



## First Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property " if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



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