



READINGS

www.readingspropertygroup.com



Willow Herb Close
Oadby, Leicester, LE2 4QG

£420,000

5 3 1

Willow Herb Close

Oadby, Leicester, LE2 4QG

This spacious family home, located at the end of a close within the sought-after Oadby Grange development, offers five bedrooms and ample living space. It falls within the catchment area for well-regarded public schools, and a variety of amenities are nearby, including large supermarkets like Sainsbury's and Asda on the A6. The Parade features many smaller independent shops. Additionally, the house is a short walk from children's play parks and is adjacent to rolling countryside.

The property benefits from uPVC double glazed windows and gas central heating. The ground floor includes an entrance hall, a downstairs WC, a lounge/dining room with French doors leading to the attractive rear garden, and a breakfast kitchen. On the first floor, there are three bedrooms and a bathroom. The second floor offers two more double bedrooms, one with an en suite shower room and the other with an en suite toilet and wash hand basin.

Outside, you'll find a front garden, a driveway to the side, a single detached garage, and a nicely laid out rear garden. A well-proportioned family home capable of accommodating a large family in a prime location at a competitive price point.

Property Information

Tenure: Freehold

Local Authority: Oadby & Wigston

Council Tax Band: F

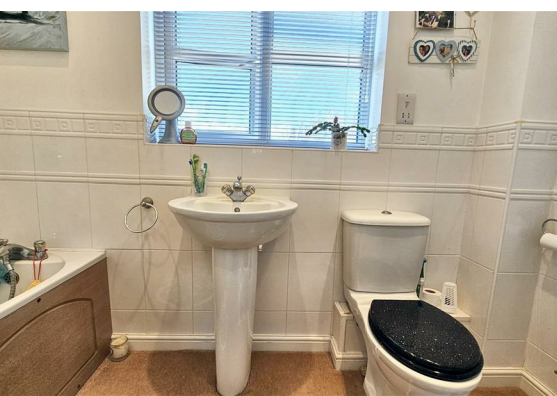
Type of Construction: Brick with tiled roof

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk





Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

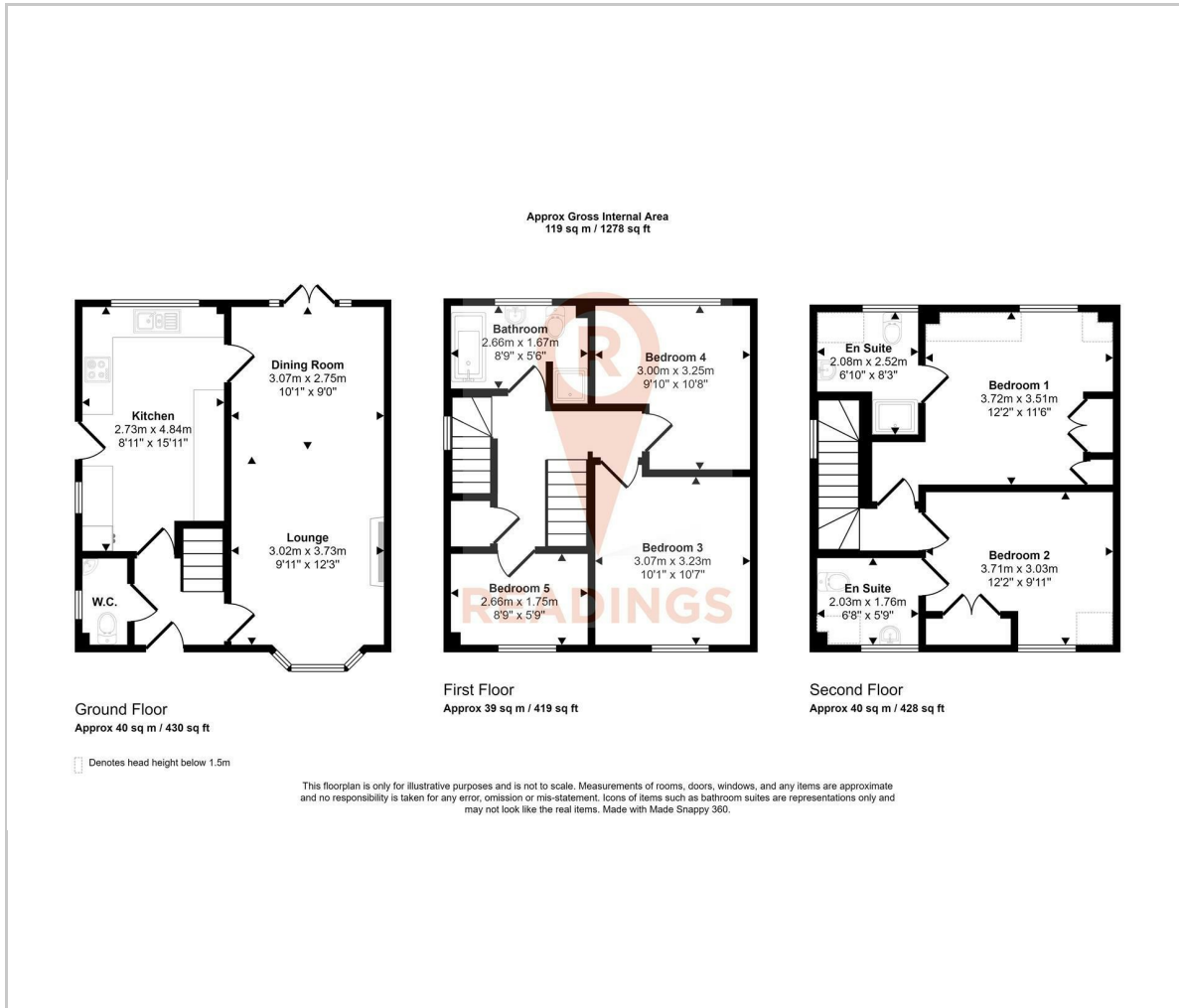
Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

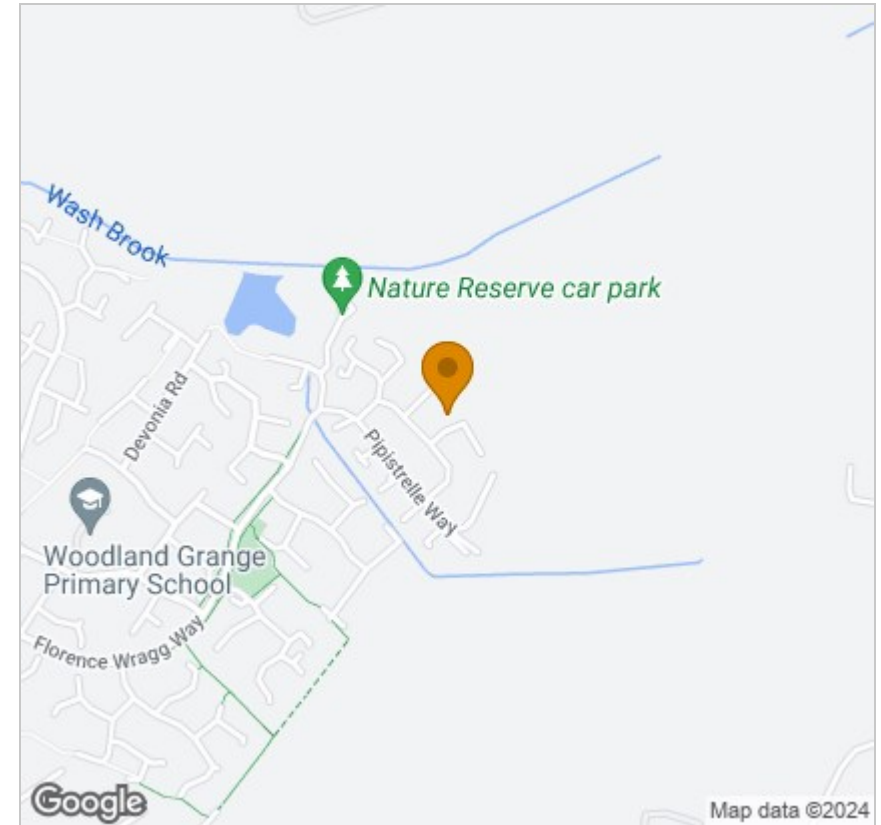
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

