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white &

Wright Lane, Oadby,
LE2 4TU



0116 3666326

sales@shepherdandwhite.co.uk



Four-bedroom detached home on Wright Lane, Oadby, with two reception rooms, kitchen, utility, and en-suite main bedroom. Driveway, garage, and rear garden with patio. A fantastic opportunity to create your perfect family home in a sought-after location, close to schools, amenities, and transport links.

Located on the popular Wright Lane in Oadby, this four-bedroom detached family home offers generous accommodation and excellent potential, making it ideal for buyers looking to put their own stamp on a property.

The accommodation comprises an entrance hall, two reception rooms offering flexible living space, a kitchen with adjoining utility room, and a ground floor WC. To the first floor, the landing leads to four well-proportioned bedrooms, including a main bedroom with en-suite facilities, along with a family bathroom.

Externally, the property benefits from a driveway providing off-road parking and access to a garage. To the rear is a good-sized garden featuring a paved patio area and gated side access to the front.

Conveniently located close to local amenities, reputable schools and transport links, this detached home presents a fantastic opportunity for those seeking a spacious family property with plenty of scope for improvement and personalisation.

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ENTRANCE HALL

LOUNGE

15' 6" x 13' 8" (4.74m into the bay x 4.18m)
Laminate flooring, radiator, double glazed window

DINING ROOM

9' 11" x 8' 7" (3.04m x 2.63m)
Laminate flooring, radiator, double patio doors leading out onto the rear garden.

FITTED KITCHEN

10' 4" x 9' 4" (3.16m x 2.852m)
Kitchen fitted with a range of wall and base units, roll-edge work surfaces, and tiled splashbacks. Features include a single drainer sink, oven, four-ring gas hob with extractor, tiled flooring, radiator, and a double-glazed window, providing a practical and well-equipped space for everyday family living.

UTILITY ROOM

10' 3" x 6' 1" (3.14m x 1.87m)
Utility room with a single drainer sink, plumbing for a washing machine, space for additional appliances, a boiler, and a double-glazed window, offering practical functionality and extra storage for the home.

CLOAKROOM

Ground floor WC comprising a wash hand basin, WC, tiled flooring, and a double-glazed frosted window, providing a convenient and functional addition to the home

CENTRAL LANDING

Approached from a central landing are four bedrooms and the family bathroom

BEDROOM ONE

12' 8" x 11' 7" (3.88m x 3.55m)
Bedroom featuring fitted wardrobes, a radiator, and a double-glazed window, offering practical storage and natural light.

EN-SUITE SHOWER ROOM

En-suite shower room fitted with a shower cubicle, wash hand basin, WC, radiator, extractor fan, shaver point, tiled flooring, and a double-glazed frosted window, combining practicality with modern convenience.

BEDROOM TWO

9' 5" x 8' 0" (2.88m x 2.46m max)
With radiator and double glazed window

BEDROOM THREE

8' 11" x 8' 1" (2.72m x 2.48m)
With radiator and double glazed window

BEDROOM FOUR

10' 5" x 7' 10" (3.18m x 2.39m)
With radiator and double glazed window

FAMILY BATHROOM

Family bathroom fitted with a suite comprising a bath with shower over, pedestal wash hand basin, WC, shaver point, extractor fan, radiator, and a double-glazed frosted window

INTEGRAL GARAGE

Garage with an up-and-over door, power and lighting, and internal access to the kitchen, offering convenience and practical storage.

OUTSIDE

Driveway to the front provides car standing. There is an enclosed rear garden, mainly set to lawn.



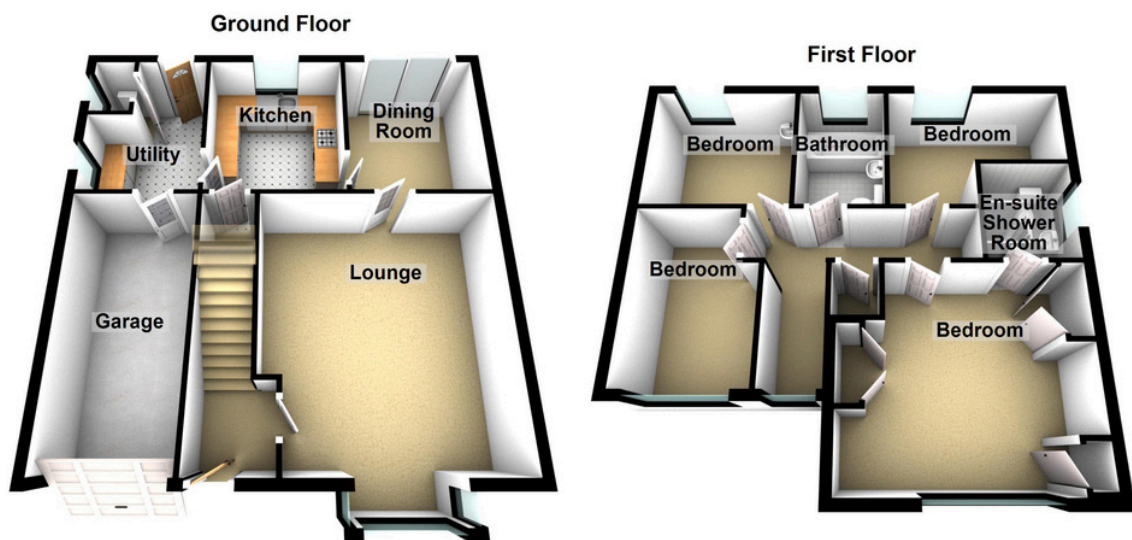
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Council Tax

Oasdbly & Wigston Surface & River, very low

Flood Risk

Mobile & Broadband

Multiple Options for Broadband/mobile phone signal.

Thinking of Selling?

For a free valuation of your property with no obligation contact Shepherd & White on
0116 3666326

Shepherd & White Central Admin PO Box 9290 Coalville Leicester LE67 1WP
Tel: 01530 231859 Fax: 0116 2167556
Email: sales@shepherdandwhite.co.uk

Registered in England No 6802054 Registered Office 31 High View Close, Leicester, LE4 9LJ

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