

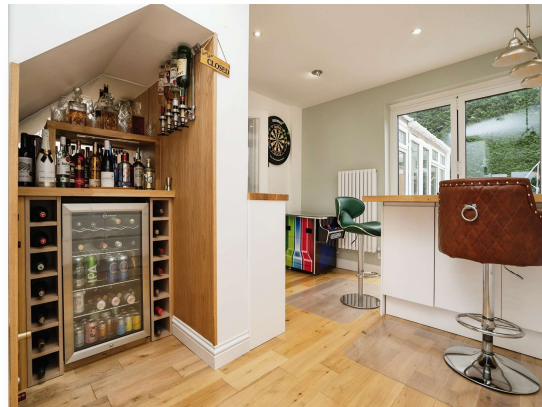


Barnet Close, Oadby Leicester LE2 5WA

welcome to

Barnet Close, Oadby Leicester

This stunning semi-detached family home offers an entrance hall, lounge, kitchen & conservatory downstairs with three bedrooms & a family bathroom upstairs. To the front of the property is a double garage & off road parking & to the rear of the property is an easy to maintain garden.



Entrance Hall

Double glazed door to front, double glazed windows to front and side, wood flooring and radiator.

Lounge

19' 4" x 11' 11" (5.89m x 3.63m)

Double glazed window to the front, fireplace and double French doors to the conservatory.

Breakfast Kitchen

25' 8" x 12' 10" (7.82m x 3.91m)

Fitted kitchen comprising of wall and base units with solid oak work surfaces over, breakfast bar, Belfast style sink drainer unit, solid oak flooring, radiator, integrated double oven, induction hob and cooker hood, feature drinks bar and wood flooring, Double glazed bi-fold doors to the rear, double glazed window to the front.

Conservatory

14' 9" x 12' 4" (4.50m x 3.76m)

With air conditioning and access to the garden

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

12' x 12' (3.66m x 3.66m)

Double glazed window to the front, storage and radiator.

Bedroom Two

11' 5" x 8' 7" (3.48m x 2.62m)

Double glazed window to the front, storage and radiator.

Bedroom Three

12' 1" x 7' 7" (3.68m x 2.31m)

Double glazed window to the rear and radiator.

Bathroom

Window to the rear, bath, double shower cubicle, WC, hand wash basin, tiled flooring, spot lights and two towel rails

Double Garage

With an electronic remote operated door and is fully fitted with electrical points.

Front & Rear Of Property

To the front of the property is off road parking. To the rear of the property is an easy to maintain garden laid to lawn with a patio area and a shed



view this property online williamhbrown.co.uk/Property/OAD107013



welcome to

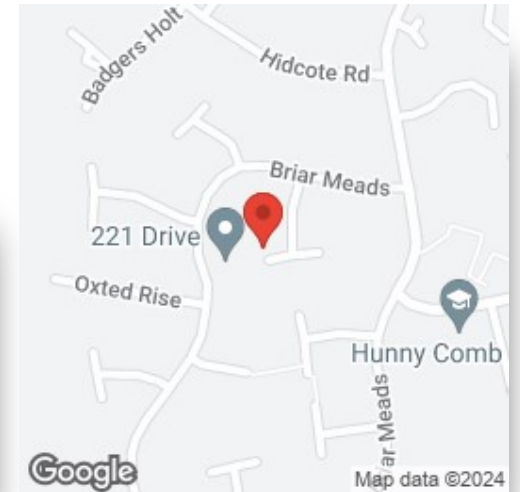
Barnet Close, Oadby Leicester

- Semi-Detached
- Three Bedrooms
- Conservatory
- Rear Garden
- Double Garage & ORP

Tenure: Freehold EPC Rating: C

offers over

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD107013



Property Ref:
OAD107013 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk