

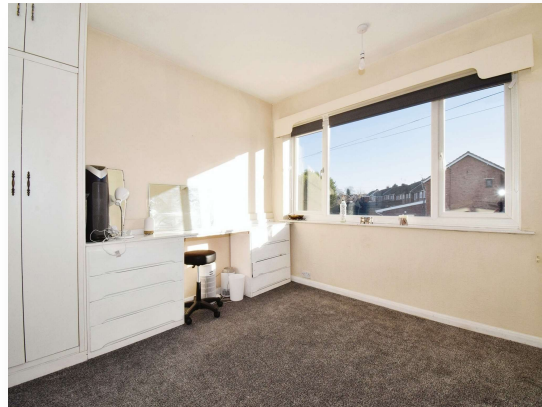


Sibton Lane, Oadby Leicester LE2 5UA

welcome to

Sibton Lane, Oadby Leicester

Semi-detached property in the heart of Oadby, featuring two double bedrooms and a single bedroom. Being offered for sale with no onward chain, this is a perfect investment opportunity or family home.



Entrance Hall

Double glazed front door and radiator.

Lounge Diner

16' 2" x 19' 2" narrowing to 10' 10" (4.93m x 5.84m narrowing to 3.30m)

Having an open chimney, two radiators, French doors and double glazed window to the rear.

Kitchen

11' 9" x 8' (3.58m x 2.44m)

Having wall and base units, sink & drainer, built in oven, hob, extractor, pantry and double glazed window to the side.

Cloakroom

Having a wash hand basin, WC and double glazed window to the front.

First Floor Landing**Bedroom One**

10' 3" x 10' 1" (3.12m x 3.07m)

Fitted cupboard, radiator and double glazed window to the front.

Bedroom Two

13' 1" x 10' (3.99m x 3.05m)

Fitted cupboard, radiator and double glazed window to the rear.

Bedroom Three

10' 1" x 9' 1" (3.07m x 2.77m)

Radiator and double glazed window to the rear.

Bathroom

Fitted with a bath, wash hand basin, WC, radiator and double glazed window to the side.

Outside Front

Driveway & carport.

Garden

Storage shed.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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welcome to

Sibton Lane, Oadby Leicester

- Three bedroom semi detached
- Spacious garden
- Off street parking
- No onward chain
- Would benefit from modernisation

Tenure: Freehold EPC Rating: E

offers over

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD107285 - 0007

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.

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