

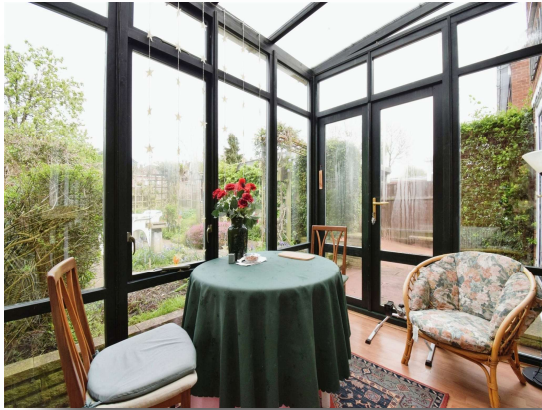


Kent Drive, Oadby Leicester LE2 4PP

welcome to

Kent Drive, Oadby Leicester

GUIDE PRICE £300,000 - £325,000. Located within a quiet and well established residential area, is this semi-detached home. Situated close to local shops and amenities. Comprising downstairs WC, lounge, conservatory, fitted kitchen and a family bathroom.



Entrance Hall

12' 10" x 8' 1" (3.91m x 2.46m)
Having a radiator.

Lounge

19' 7" x 18' 7" (5.97m x 5.66m)
The lounge is 'L' shaped with a radiator, double glazed French door to the rear and patio door to the:

Conservatory

Having double glazed windows and patio doors to the side.

Kitchen

16' 7" x 7' 1" (5.05m x 2.16m)
Fitted with wall and base units, electric oven, gas hob, single drainer sink, double glazed door to the side and double glazed window to the rear.

Cloakroom

Fitted with a WC.

First Floor Landing

Having access to the loft and radiator.

Bedroom One

15' 1" x 9' (4.60m x 2.74m)
There are fitted wardrobes, radiator and double glazed window to the rear.

Bedroom Two

11' x 9' (3.35m x 2.74m)
Having fitted wardrobes, radiator and double glazed window to the front.

Bedroom Three

12' 9" x 8' 10" (3.89m x 2.69m)
There are fitted wardrobes, radiator and double glazed window to the rear.

Shower Room

Fitted with a suite comprising of a shower cubicle, wash hand basin, WC and double glazed window to the side.

Outside Front

To the front of the property there is a driveway and double gates to the garden.

Rear Garden

The rear garden is mainly laid to lawn with a patio area and outside water supply.



view this property online williamhbrown.co.uk/Property/OAD107722



welcome to

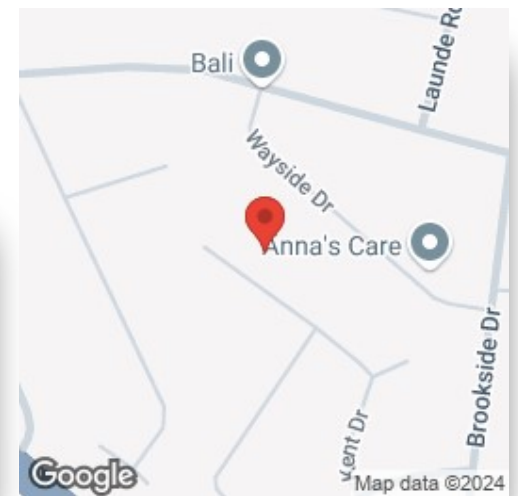
Kent Drive, Oadby Leicester

- Three bedroom semi-detached property
- Conservatory
- Driveway
- Private Rear Garden
- Quiet Location

Tenure: Freehold EPC Rating: D

guide price

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD107722



Property Ref:
OAD107722 - 0005

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