



Arreton Close, Leicester LE2 3PP

welcome to

Arreton Close, Leicester

Guide Price £425,000-£450,000. Beautifully presented detached family home located in the popular location of Oadby, Leicester. We believe the property would be an ideal purchase for a family to enjoy due to the convenient residential location. Call us now to arrange a viewing.



Entrance Porch

Being approached via a partly glazed door with door to the cloakroom and further door into the:

Lounge

19' x 11' 1" (5.79m x 3.38m)

Featuring a gas fire, radiator and double glazed window to the front.

Dining Room

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

There is a radiator, understairs storage cupboard, double glazed window to the rear and stairs rising to the first floor.

Kitchen

14' x 8' 1" (4.27m x 2.46m)

Fully fitted kitchen with a single drainer sink, oven, electric hob, extractor, plumbing for washing machine, door leading to the garden and double glazed window to the rear.

Cloakroom

There is wash hand basin, WC and window to the side.

First Floor Landing

Bedroom One

11' 10" x 9' 11" (3.61m x 3.02m)

There are fitted wardrobes, radiator and double glazed window to the front.

Bedroom Two

8' 11" x 8' (2.72m x 2.44m)

Having a radiator and double glazed window to the front.

Bedroom Three

9' x 7' 1" (2.74m x 2.16m)

There is a radiator and double glazed window to the rear.

Bedroom Four

10' 1" x 9' (3.07m x 2.74m)

Having a radiator and double glazed window to the rear.

Bathroom

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

Outside Front

There is a large driveway providing parking for several vehicles and lawned area.

Double Garage

With twin up and over doors.

Rear Garden

The rear garden has a lawn, patio area and mature shrubs.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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welcome to

Arreton Close, Leicester

- Beautifully presented detached family home
- Four spacious bedrooms
- Large driveway & double garage
- Ideal residential location
- Close-by to local amenities

Tenure: Freehold EPC Rating: C

guide price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD107324 - 0004

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.



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