

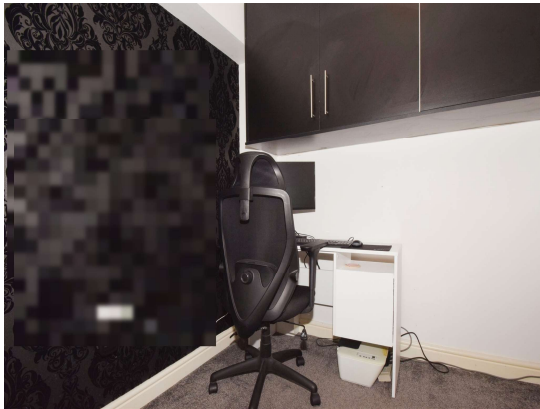


Wickham Road, Oadby Leicester LE2 5SJ

welcome to

Wickham Road, Oadby Leicester

Semi-detached family home. This is a house to be proud of, as the current owners have outgrown the property and as you can see it is of show home standard. Do not delay in booking your viewing.



Entrance Porch

Having tiled flooring.

Hall

There is a radiator and wood effect flooring.

Lounge

12' x 16' 10" (3.66m x 5.13m)

There is wood effect flooring, radiator and double glazed window.

Breakfast Area

5' 11" x 9' (1.80m x 2.74m)

Having a storage cupboard housing the boiler and tiled flooring.

Utility

6' 1" x 8' (1.85m x 2.44m)

There is plumbing for washing machine, tiled flooring, radiator and door out to the car port.

Kitchen

7' x 17' 10" (2.13m x 5.44m)

Fitted with a range of wall and base units with work surfacing over, one and a half bowl sink, double oven, five ring hob, extractor, microwave, integrated dishwasher, underfloor heating, tiled flooring and double glazed window.

Study

6' 1" x 8' (1.85m x 2.44m)

Having a radiator and double glazed window.

Cloakroom

Fitted with a WC, wash hand basin and extractor fan.

First Floor Landing

Having access to loft, wood effect flooring, radiator and frosted double glazed window.

Bedroom One

11' 11" x 14' (3.63m x 4.27m)

There are fitted wardrobes with vanity unit, radiator, wood effect flooring and double glazed window.

Bedroom Two

10' 1" x 12' (3.07m x 3.66m)

Having fitted wardrobes, radiator and double glazed window.

Bedroom Three

6' x 8' 1" (1.83m x 2.46m)

There are fitted wardrobes, radiator, wood effect flooring and double glazed window.

Shower Room

Fitted with a shower cubicle, twin wash hand basins with vanity units below, WC, fully tiled walls, heated towel rail and window.

Car Port

8' x 15' (2.44m x 4.57m)

Having wall lights and outside tap.

Outside Front

The front of the property has a driveway.

Rear Garden

view this property online williamhbrown.co.uk/Property/OAD107983



welcome to

Wickham Road, Oadby Leicester

- Three bedroom semi-detached house
- Study
- Driveway, off road parking & carport
- Showhome standard
- Close to local amenities

Tenure: Freehold EPC Rating: C

offers in the region of

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD107983



Property Ref:
OAD107983 - 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.

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