



Drury Lane, Oadby Leicester LE2 5FD

welcome to

Drury Lane, Oadby Leicester

Extended semi-detached family home in the very sought after Drury Lane in Oadby. We highly recommend a internal viewing of this great property so you can fully appreciate all it offers.



Porch

Having a double glazed door.

Hall

There is a radiator and wood effect flooring.

Lounge

11' 1" x 13' 1" (3.38m x 3.99m)

Featuring a fire with surround, radiator, TV point and double glazed bay window with blinds.

Dining Room

10' 1" x 12' 1" (3.07m x 3.68m)

There is a radiator and double glazed French doors.

Kitchen

15' 1" x 18' (4.60m x 5.49m)

This 'L' shaped kitchen is fitted with a range of wall and base units with work surfacing, single drainer sink, oven, four ring electric hob, extractor, integrated fridge freezer, tiled flooring, radiator and double glazed French doors and double glazed windows.

Utility Room

6' 11" x 13' 11" (2.11m x 4.24m)

There is tiled flooring, radiator and double glazed roof window.

WC

Fitted with a wash hand basin, WC, heated towel rail, tiled flooring and double glazed frosted window.

First Floor Landing

Having access to loft and double glazed frosted window.

Bedroom One

11' 1" x 13' (3.38m x 3.96m)

There is a radiator and double glazed window.

Bedroom Two

11' 1" x 12' 1" (3.38m x 3.68m)

Having fitted wardrobes, radiator and double glazed window.

Bedroom Three

7' x 8' 1" (2.13m x 2.46m)

There is a radiator and double glazed window.

Bathroom

6' x 6' 10" (1.83m x 2.08m)

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, tiled walls, tiled flooring, spotlights and double glazed frosted window.

Outside Front

To the front of the property there is a driveway.

Rear Garden

The enclosed rear garden is mainly laid to lawn with plant and shrub borders.



view this property online williamhbrown.co.uk/Property/OAD108026



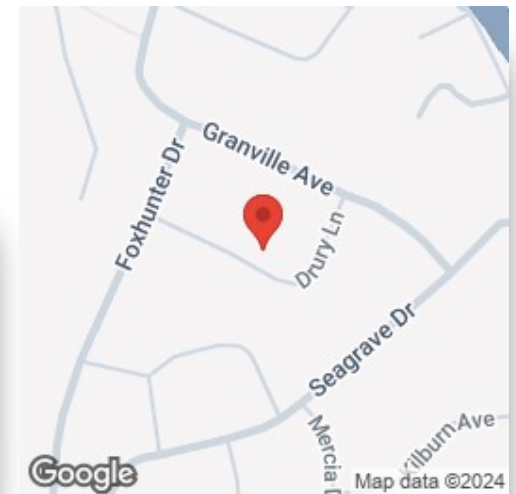
welcome to

Drury Lane, Oadby Leicester

- Entrance Hall
- Lounge & Dining Room
- Kitchen
- Three Bedrooms & Bathroom
- Driveway & Rear Garden

Tenure: Freehold EPC Rating: Awaited

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD108026



Property Ref:
OAD108026 - 0003

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