



London Road, Oadby Leicester LE2 5DP

welcome to

London Road, Oadby Leicester

Beautifully presented detached property that really needs to be viewed to be fully appreciated. Accommodation comprises a welcoming entrance hall with WC, open plan kitchen family area, four bedrooms and bathroom with en-suite to the master bedroom and laundry facilities to a further bedroom.



Entrance Hall

Having tiled flooring.

Open Plan Kitchen Family Room

12' 7" x 24' 10" (3.84m x 7.57m)

Featuring a fireplace with gas fire, radiators, recessed spotlights, TV point. The kitchen is fitted with a range of wall and base units with granite work surfaces over, tiled splashbacks, central granite island with storage and double glazed bay window.

Dining Area

10' 2" x 14' 5" (3.10m x 4.39m)

Having double glazed bi-fold doors.

WC

Fitted with a wash hand basin, WC and double glazed frosted window.

Bedroom One

11' 6" x 14' (3.51m x 4.27m)

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

Ensuite

6' 1" x 9' 9" (1.85m x 2.97m)

Fitted with a shower cubicle, wash hand basin with storage below, WC, partly tiled walls, tiled flooring and double glazed frosted window.

Bedroom Two

12' 3" x 12' 6" (3.73m x 3.81m)

There is a radiator and double glazed window.

Bedroom Three

11' x 11' 6" (3.35m x 3.51m)

There is a radiator and double glazed window.

Bedroom Four

6' 1" x 9' 9" (1.85m x 2.97m)

Having a radiator and double glazed window.

Laundry Facilities

7' x 10' (2.13m x 3.05m)

Fitted with a range of wall and base units with roll edge work surfacing over, space for a Range style cooker, extractor, plumbing for washing machine, tiled flooring and double glazed window.

Bathroom

Fitted with a suite comprising of a free standing bath, shower cubicle, wash hand basin with storage below, WC, heated towel rail, partly tiled walls, tiled flooring and double glazed frosted window.

Outside

The property benefits from gardens to the front, side and rear and off road parking.



view this property online williamhbrown.co.uk/Property/OAD108138



welcome to

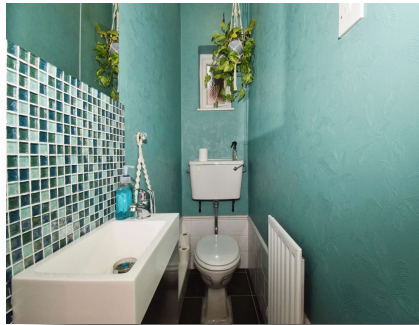
London Road, Oadby Leicester

- Entrance Hall with WC
- Open Plan Kitchen Family Room
- Four Bedrooms
- Bathroom & En-Suite
- Gardens & Parking

Tenure: Freehold EPC Rating: D

offers in the region of

£390,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAD108138](https://www.williamhbrown.co.uk/Property/OAD108138)



Property Ref:
OAD108138 - 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.

 **william h brown**



0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)