



**Covert Close, Oadby Leicester LE2 4HB**

**welcome to**

**Covert Close, Oadby Leicester**

Recently refurbished detached family home in a quiet cul-de-sac location in Oadby. Accommodation comprises entrance hall with WC, lounge, open plan kitchen diner, garage/utility room, off the first floor landing there are four good size bedroom and bathroom with en-suite to the master bedroom.





**Entrance Hall**

Tiled flooring, radiator and power points.

**Lounge**

27' 4" x 12' 7" ( 8.33m x 3.84m )

There is a TV point, two radiators, double glazed windows to front and side.

**Dining Area**

12' 7" x 11' 3" ( 3.84m x 3.43m )

Having tiled flooring.

**Open Plan Kitchen Living Area**

21' 5" x 18' 3" ( 6.53m x 5.56m )

Fitted with a range of wall and base units with granite work surfaces, oven, four ring gas hob, extractor, radiator, tiled flooring, double glazed windows and door to the rear.

**Utility**

9' 8" x 9' ( 2.95m x 2.74m )

There is plumbing for washing machine.

**WC**

Fitted with a low level WC, wash hand basin, towel rail, tiled walls and tiled flooring.

**First Floor Landing****Bedroom One**

16' 11" x 11' 4" ( 5.16m x 3.45m )

There is a radiator and double glazed window.

**Ensuite**

Fitted with a shower cubicle, wash hand basin, low level WC, tiled walls, tiled flooring and heated towel rail.

**Bedroom Two**

11' 7" x 11' 5" ( 3.53m x 3.48m )

Having a radiator and double glazed window.

**Bedroom Three**

12' 6" x 9' 6" ( 3.81m x 2.90m )

There is a radiator and double glazed window.

**Bedroom Four**

11' x 9' 6" ( 3.35m x 2.90m )

Having a radiator and double glazed window.

**Bathroom**

8' 2" x 7' 8" ( 2.49m x 2.34m )

Fitted with a bath with shoer over, wash hand basin, low level WC, heated towel rail, tiled walls, tiled flooring and double glazed frosted window.

**Outside Front**

There is a driveway providing parking for several vehicles and a lawn.

**Garage**

Having electric roller door, power and lighting.

**Rear Garden**

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



***view this property online*** [williamhbrown.co.uk/Property/OAD108187](http://williamhbrown.co.uk/Property/OAD108187)



**welcome to**

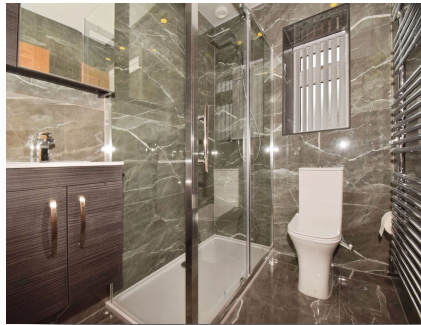
## **Covert Close, Oadby Leicester**

- Entrance Hall with WC
- Lounge & Open Plan Kitchen Diner
- Four Bedrooms, Bathroom & En-suite
- Front & Rear Gardens
- Chain Free

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

offers over

**£650,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/OAD108187](http://williamhbrown.co.uk/Property/OAD108187)



Property Ref:  
OAD108187 - 0002

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](mailto:oadby@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**