



Adlington Road, Oadby Leicester LE2 4NA

welcome to

Adlington Road, Oadby Leicester

Located on an impressive corner plot is this great extended detached bungalow with double garage. The accommodation comprises a porch, entrance hall with shower room, lounge, kitchen, ding area, three bedrooms, bathroom and conservatory. Call quick before the offers come rolling in.



Entrance Porch

Hall

Shower Room

Having a shower cubicle, low level WC, wash hand basin and tiled flooring.

Lounge

11' 11" x 19' (3.63m x 5.79m)

Featuring a fireplace with gas fire with surround and hearth, wall lights, underfloor heating and double glazed window.

Kitchen

11' x 12' (3.35m x 3.66m)

Fitted with a range of wall and base units with work surfacing, oven, four ring gas hob, plumbing for dishwasher and washing machine, space for freezer, tiled flooring, roof window and double glazed patio doors.

Dining Room

14' 1" x 16' (4.29m x 4.88m)

Featuring a gas fire with surround and hearth, underfloor heating, double glazed window and doors.

Lobby

Having loft access, storage cupboard with water tank and further storage cupboard housing the Brink warm air heating system.

Bedroom

8' 1" x 9' (2.46m x 2.74m)

There is underfloor heating and double glazed window.

Bedroom

11' 11" x 12' (3.63m x 3.66m)

Having underfloor heating and double glazed window.

Bathroom

6' 11" x 7' (2.11m x 2.13m)

Fitted with a bath, WC, shaver point, tiled walls, tiled flooring and frosted glazed window.

Bedroom

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

Having warm air heating and double glazed patio door.

Conservatory

11' 1" x 13' 11" (3.38m x 4.24m)

Being fully double glazed with French doors leading out, ceiling fan light and gas heater.

Outside Front

To the front of the property there is a driveway and lawn,

Double Garage

16' x 16' 1" (4.88m x 4.90m)

Having two up and over doors, power and lighting, window and door.

Rear Garden

Laid to lawn with plant and shrub borders.



view this property online williamhbrown.co.uk/Property/OAD108274



welcome to

Adlington Road, Oadby Leicester

- Porch & Entrance Hall
- Two Reception Rooms & Kitchen
- Three Bedrooms
- Bathroom & Shower Room
- No Upper Chain

Tenure: Freehold EPC Rating: G

Council Tax Band: E

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAD108274



Property Ref:
OAD108274 - 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