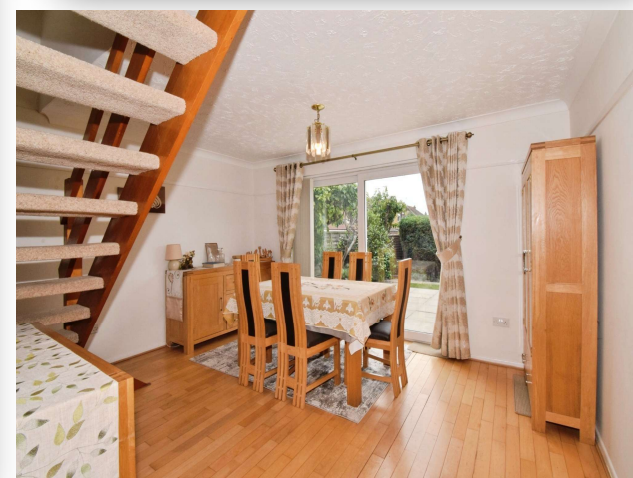




Forest Rise, Oadby Leicester LE2 4FH

welcome to

Forest Rise, Oadby Leicester

GUIDE PRICE £525,000-£550,000 Extended impressive family home with garage in a highly recommended road in Oadby. This great property is well located for all of Oadby's schools and amenities. One lucky buyer will make an offer and purchase this great family home. It only takes an offer.

Reception Hall

With door to the front, storage, double glazed window to the side, ceiling light, power point and radiator.

Lounge

17' 1" x 12' 2" (5.21m x 3.71m)

Double glazed windows to the front elevation, brick feature fireplace, radiator, ceiling light and power points.

Dining Room

13' 11" x 11' 7" (4.24m x 3.53m)

Double glazed patio doors to the rear terrace, radiator, ceiling light, power points, stairs to the first floor and lovely garden views.

Bedroom Five / Reception Room

7' 4" x 14' 1" (2.24m x 4.29m)

Double glazed window to the rear, radiator, ceiling light and power points.

Ground Floor Shower Room

Compromising of WC, hand wash basin, shower cubicle and a frosted double-glazed window to the side.

Kitchen

12' 3" x 10' 9" (3.73m x 3.28m)

Being fitted with a variety of base and eye level units with ample work top surfaces, sink and drainer unit, integrated oven and hob with extractor fan over, fridge freezer, space and plumbing for dishwasher and washing machine.

First Floor Landing

With access to an insulated loft and access to:

Bedroom

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

Double glazed window to the front, fitted wardrobes, radiator and ceiling light.

Bedroom

7' 7" x 12' 4" (2.31m x 3.76m)

Double glazed window to the front, fitted wardrobes, radiator and ceiling light.

Bedroom

10' 7" x 8' 8" (3.23m x 2.64m)

With window to the rear, fitted wardrobes, radiator and ceiling light.

Bedroom

13' 11" x 8' 5" (4.24m x 2.57m)

With a window to the rear, fitted wardrobes, radiator and ceiling light.

Shower Room

With WC, hand wash basin, shower cubicle, storage cupboard, extractor, double glazed frosted window to the side, part tiled walls and ceiling light.





Garage

9' x 22' 8" (2.74m x 6.91m)

With an up and over door, power and lighting.



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welcome to

Forest Rise, Oadby Leicester

- Entrance Hallway
- Lounge, Dining Room & Kitchen
- Five Bedrooms
- Bathroom & Shower Room
- Large Front Drive, Garage & Rear Garden

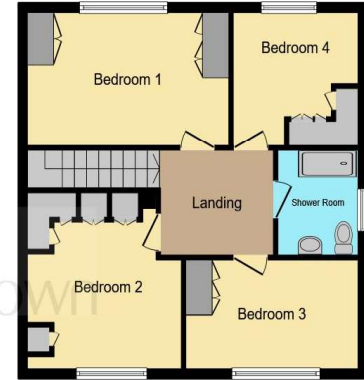
Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£525,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
OAD108399 - 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