

Fairfield Road,Oadby LEICESTER LE2 4NF

Not for marketing purposes INTERNAL USE ONLY

welcome to

Fairfield Road, Oadby LEICESTER

Well-presented two-bedroom home offering a spacious lounge, separate dining room, modern fitted kitchen with integrated appliances, part-boarded loft space, large rear garden, driveway parking and EV charging point. Ideally suited to first-time buyers, downsizers or investors.

Front Garden
Low-maintenance front garden with a driveway providing convenient off-road parking. The property also benefits from an EV charging point, offering added practicality for electric vehicle owners.

Entrance Hall
Bright and welcoming entrance hall with double glazed front door, providing access to the main living accommodation.

Lounge
Bright and comfortable lounge featuring a double glazed window overlooking the front of the property, allowing plenty of natural light. Benefiting from central heating and an electric fire, creating a warm and inviting space for everyday living and relaxation.

Dining Room
Good-sized dining room with central heating and a double glazed window, ideal for family dining and social occasions.

Kitchen
Fitted kitchen featuring a double glazed window overlooking the rear garden and a double glazed door providing direct access outside. The kitchen is fitted with a range of wall and base units, complementary work surfaces, an integrated gas hob with extractor hood over, built-in oven and integrated dishwasher, offering a practical and well-equipped space for everyday cooking and dining.

Bedroom 1
Generously sized principal bedroom benefiting from central heating and a double glazed window overlooking the rear garden. Offering a bright and comfortable retreat with pleasant garden views and ample space for a range of bedroom furniture.

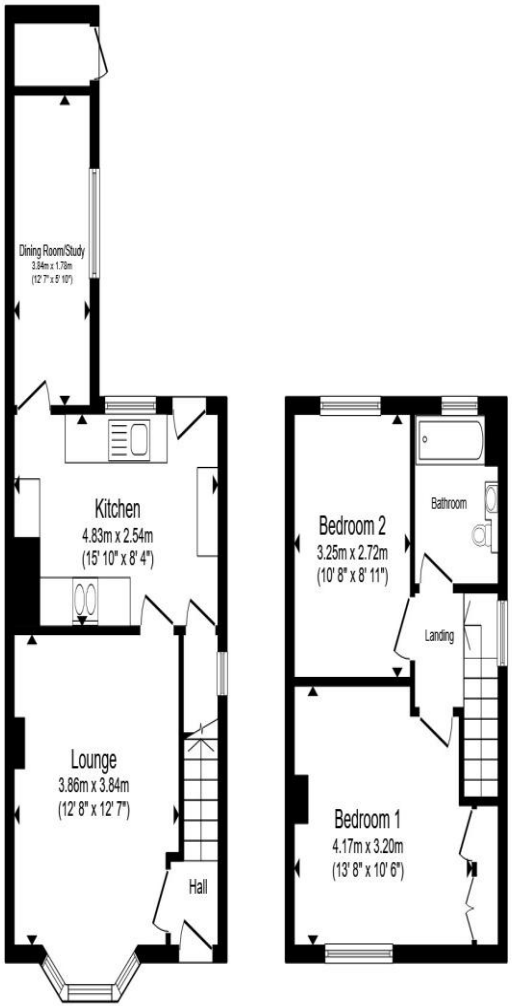
Bedroom 2
Well-proportioned bedroom benefiting from central heating and a double glazed window overlooking the front of the property. A bright and versatile room, ideal as a bedroom, nursery or home office.

Bathroom
Family bathroom fitted with a panelled bath, wash hand basin and low-level W.C. Benefiting from a heated towel rail and a double glazed window overlooking the rear of the property, providing natural light and ventilation.

Loft Space
Part-boarded loft providing practical additional storage space.

Rear Garden
Generously sized rear garden laid mainly to lawn and enclosed by wooden fencing, providing a private outdoor space ideal for relaxing, entertaining and family enjoyment. Offering plenty of room for gardening, children's play equipment or outdoor seating areas.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor **First Floor**

Total floor area 71.9 m² (774 sq.ft.) approx

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.propertybox.io

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welcome to

Fairfield Road,
Oadby LEICESTER

- Oadby
- Two Bedroom
- Semi-detached
- Large rear garden
- Fitted kitchen

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

£260,000



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The Property Ombudsman

Property Ref:
OAD108900 - 0002

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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