





Briar Meads,Oadby Leicester LE2 5WE

william h brown

welcome to

Briar Meads, Oadby Leicester

Located in the popular Oadby area close to highly regarded schools, this well-presented three-bedroom semi-detached home offers a spacious lounge, fitted kitchen, separate W/C, shower room, driveway, garage and an attractive rear garden. An ideal family home in a sought-after residential location.

Front Garden
A neat front garden laid mainly to lawn, providing an attractive approach to the property and offering a pleasant outdoor space with potential for additional planting and landscaping.

Entrance Hall
A welcoming entrance hall featuring a tiled floor, ceiling light and a window to the front elevation, allowing for natural light. Providing an inviting first impression, the entrance hall offers access to the accommodation and creates a bright and practical entrance to the home.

Lounge
A bright and spacious reception room featuring a double glazed window to the front elevation and double glazed French doors opening to the rear, allowing for an abundance of natural light throughout. Benefiting from two radiators, ceiling lighting, TV point and multiple power points, this versatile living space provides an ideal setting for both relaxation and entertaining.

Kitchen
Fitted with a comprehensive range of base and eye-level units complemented by ample worktop space and a one-and-a-half bowl sink with drainer. The kitchen features a five-ring gas hob with extractor hood, built-in oven, integrated dishwasher, space for a washing machine and fridge freezer, making it well-equipped for modern family living. Further benefits include a double glazed window and door, recessed ceiling lighting, tiled flooring and multiple power points throughout.

Landing
A well-presented landing area providing access to the first-floor accommodation. Benefiting from a useful storage cupboard, loft access with pull-down ladder and lighting, and a ceiling light point. The landing offers practical storage solutions and convenient access throughout the home.

Bedroom 1
A spacious and well-proportioned principal bedroom benefiting from a double glazed window providing plenty of natural light. Featuring fitted wardrobes for convenient storage, along with a radiator, ceiling light and multiple power points, this room offers comfortable and practical accommodation.

Bedroom 2
A well-proportioned bedroom featuring a double glazed window providing natural light and fitted wardrobes offering convenient built-in storage. Benefiting from a radiator, ceiling light and multiple power points,

Bedroom 3
A well-proportioned bedroom benefiting from a double glazed window allowing for plenty of natural light. Further features include a radiator, ceiling light and multiple power points, making this a versatile room ideal as a guest bedroom, children's room or home office.

Separate W/C
Conveniently located and fitted with a W/C, this useful cloakroom benefits from a frosted double glazed window providing natural light and privacy. Further features include tiled flooring, part-tiled walls and a ceiling light, making it ideal for everyday family use and guests.

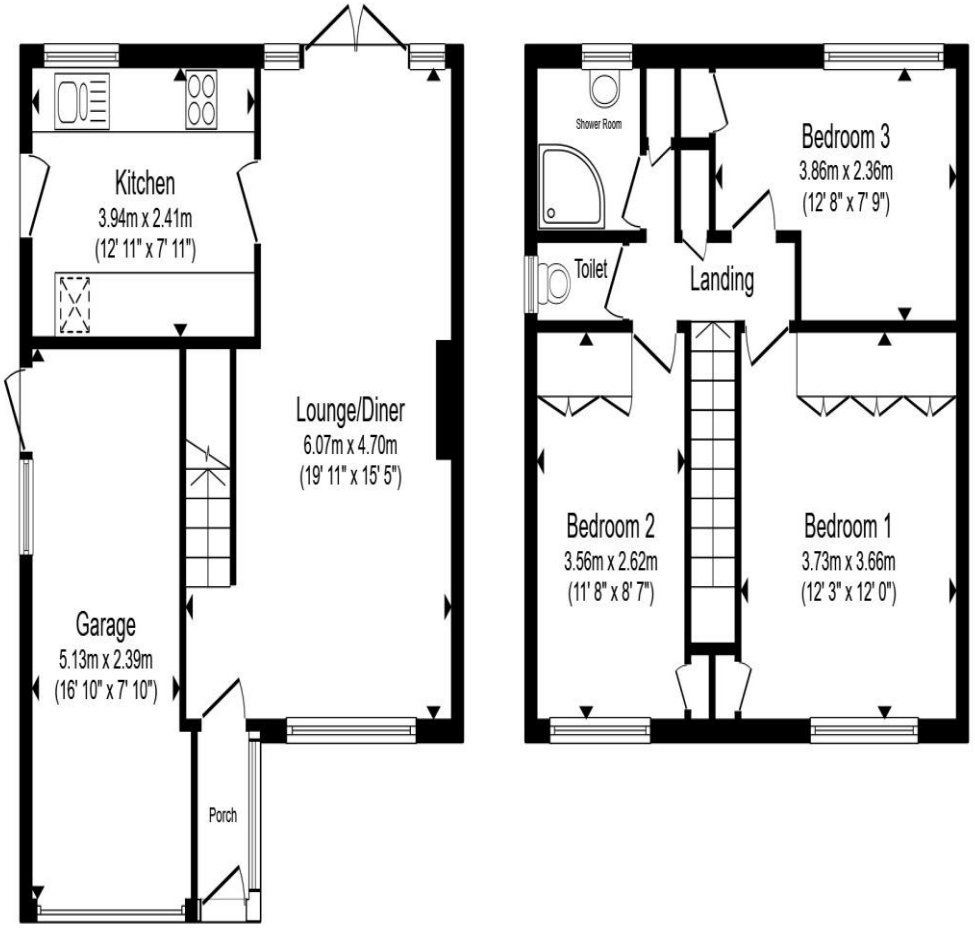
Shower Room
Fitted with a shower cubicle and wash hand basin with useful storage beneath. Benefiting from a frosted double glazed window, tiled flooring and part-tiled walls, this well-appointed shower room offers a practical and functional space for everyday use.

Driveway
Providing valuable off-road parking, the driveway offers convenient space for multiple vehicles and enhances the practicality of the property for everyday family living.

Garage
A useful garage fitted with an up-and-over door, power and lighting. Providing excellent storage space, workshop potential or secure parking, the garage is a valuable addition to the property and complements the off-road parking available via the driveway.

Rear Garden
A pleasant rear garden featuring a patio area ideal for outdoor seating and entertaining, alongside a lawned garden providing space for families, gardening enthusiasts or those looking to enjoy the outdoors. Offering a good balance of practicality and leisure space, the garden creates an attractive extension to the home.

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 96.5 m² (1,038 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

Briar Meads, Oadby Leicester

- Oadby
- No Upward Chain
- Three bedroom
- Garage
- Driveway

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

offers over

£325,000



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The Property Ombudsman

Property Ref:
OAD109021 - 0009

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