



**Oakdene Road, LEICESTER LE2 6JL**

welcome to

## **Oakdene Road, LEICESTER**

This delightful four-bedroom linked-detached house in Knighton, Leicester, features two spacious lounge areas, a dining room, and a fitted kitchen with integrated gas hob/oven. Three of the four bedrooms come with fitted wardrobes, enhancing practicality. Additional highlights include an en-suite.



**Front Garden**

Driveway for off-road parking

**Entrance Hall**

Entrance hall leading to all parts of the house and staircase to the upper part of the house.

**Lounge 1**

15' 4" x 11' 7" ( 4.67m x 3.53m )

Central heating and double glazed window

**Lounge 2**

12' 9" x 10' 7" ( 3.89m x 3.23m )

Central heating, double glazed window and french doors.

**Dining Room**

9' 2" x 9' 2" ( 2.79m x 2.79m )

Central heating and double glazed window.

**Kitchen**

12' 4" x 10' 9" ( 3.76m x 3.28m )

Central heating, double glazed window, fitted kitchen with integrated gas hob/oven and extractor fan.

**Downstairs W/C**

Downstairs w/c and sink.

**Bedroom 1**

12' 3" x 10' 8" ( 3.73m x 3.25m )

Central heating, double glazed window and fitted wardrobes.

**En Suite Bedroom 1**

Towel rail, double glazed window, w/c, sink and

shower cubicle

**Bedroom 2**

12' 9" x 10' 7" ( 3.89m x 3.23m )

Central heating, double glazed window and fitted wardrobes

**Bedroom 3**

12' 3" x 10' 11" ( 3.73m x 3.33m )

Central heating, double glazed window and fitted wardrobes.

**Bedroom 4**

8' 6" x 6' ( 2.59m x 1.83m )

Central heating and double glazed window.

**Bathroom**

Towel rail, double glazed window, w/c, sink and bathtub.

**Rear Garden**

Rear garden has grass and wooden fencing.



**view this property online** [williamhbrown.co.uk/Property/OAD108538](http://williamhbrown.co.uk/Property/OAD108538)



welcome to

## Oakdene Road, LEICESTER

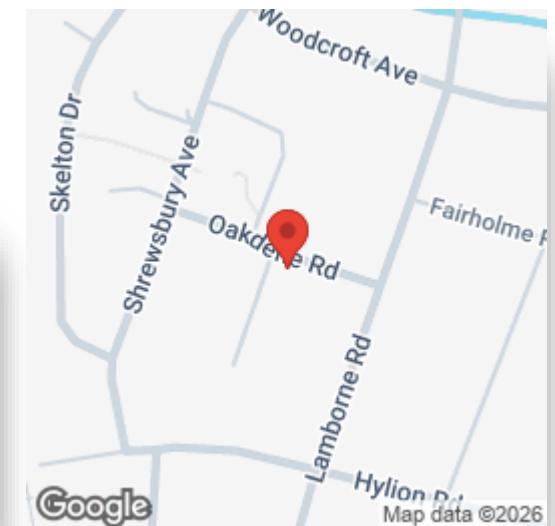
- Spacious Lounge Areas
- Fitted Kitchen
- Four Bedrooms
- En-Suite Master Bedroom
- Outdoor Space

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers over

**£460,000**



view this property online [williamhbrown.co.uk/Property/OAD108538](http://williamhbrown.co.uk/Property/OAD108538)

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.



Property Ref:  
OAD108538 - 0009

 william h brown



**0116 271 9671**



oadby@williamhbrown.co.uk



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



**williamhbrown.co.uk**