



Belleville Drive, Oadby Leicester LE2 4HA

welcome to

Belleville Drive, Oadby Leicester

Offers are invited on this stunning detached family home in the ever popular Oadby, close to excellent local amenities and schools that make this a fabulous place to live. The spacious accommodation is ideal for a growing family of all ages.



Entrance Porch

With door leading to:

Dining Hall

22' 6" x 8' 5" extending to 9' 9" (6.86m x 2.57m extending to 2.97m)

With two double glazed windows to the side elevations, stairs to first floor, wooden floor, ceiling spotlights and two radiators.

Sitting Room

22' 5" x 11' 6" (6.83m x 3.51m)

With double glazed window and patio doors to the rear elevation, double glazed window to the side elevation, TV point and two radiators.

Kitchen Breakfast Room

14' 2" narrowing to 11' 8" x 10' 10" (4.32m narrowing to 3.56m x 3.30m)

With double glazed window to the front elevation, kitchen comprises: tiled flooring, stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, newly installed NEFF double oven and NEFF electric hob with filter hood over, plumbing for dishwasher, breakfast bar and radiator.

Utility Room

15' 7" x 6' (4.75m x 1.83m)

With double glazed door and window to the rear elevation, stainless steel sink, a range of wall and base units with worksurfaces over, plumbing and sufficient space for washing machine and dryer, electric heater, tiled floor and internal door to garage.

Inner Hallway

With large storage cupboard.

Bedroom Four

11' 1" x 9' (3.38m x 2.74m)

With double glaze window to the front elevation, built-in wardrobe and radiator.

Ground Floor Shower Room

7' 8" x 5' (2.34m x 1.52m)

With double glazed window to the side elevation, tiled shower cubicle, wash hand basin with built-in vanity unit, low level WC, inset ceiling spotlights and stainless steel towel radiators.

First Floor

With cupboard housing boiler.

Bedroom One

12' 10" x 12' 6" (3.91m x 3.81m)

With double glazed window to the rear elevation, two double wardrobes, two eaves storage cupboards and radiator.

Bedroom Two

14' 4" x 8' 1" (4.37m x 2.46m)

With double glazed window to the front elevation, eaves cupboard and radiator.

Bedroom Three

11' x 8' (3.35m x 2.44m)

With double glazed window to the front elevation, eaves cupboard and radiator.

Study / Home Office

8' 6" x 5' (2.59m x 1.52m)

With double glazed Velux window to the side elevation and radiator.

Bathroom

8' 2" x 5' 9" (2.49m x 1.75m)

With double glazed window to the side elevation, bathroom comprises: bath with mixer tap shower attachment, wash hand basin, low level WC, loft access leading to partly boarded loft and stainless steel towel radiators.

Outside Front

Lawn front garden with inset shrubs, driveway providing off road parking sufficient to accommodate three cars leading to:

Double Garage

15' 9" x 15' 6" (4.80m x 4.72m)

With up and over door to the front elevation, double

glazed window and door to the side elevation, gas and electric smart meter.

Rear Garden

With paved patio area to the side and rear, steps leading to an attractive good size rear garden mainly laid to lawn with a variety of flowerbeds and mature inset shrubs, hedging to the rear, gate to side access.



view this property online williamhbrown.co.uk/Property/OAD108413



welcome to

Belleville Drive, Oadby Leicester

- Porch & Entrance Hall
- Spacious Open Plan Lounge & Dining Area
- Kitchen Breakfast Room with Utility Room
- Four Bedrooms, Study/Home Office & Two Bathrooms
- Double Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£540,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAD108413](https://www.williamhbrown.co.uk/Property/OAD108413)



Property Ref:
OAD108413 - 0007

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](https://www.williamhbrown.co.uk)