

FLOOR PLAN

DIMENSIONS

Entrance Hallway
5'10 x 11'11 (1.78m x 3.63m)

Lounge
9'11 x 18' (3.02m x 5.49m)

Dining Kitchen
20'07 x (6.27m x)

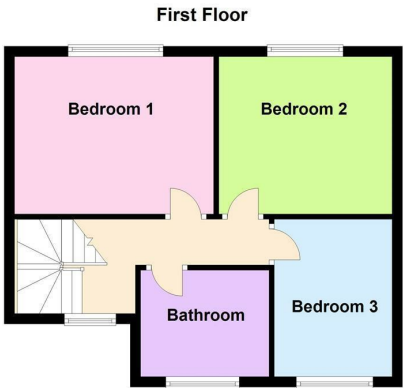
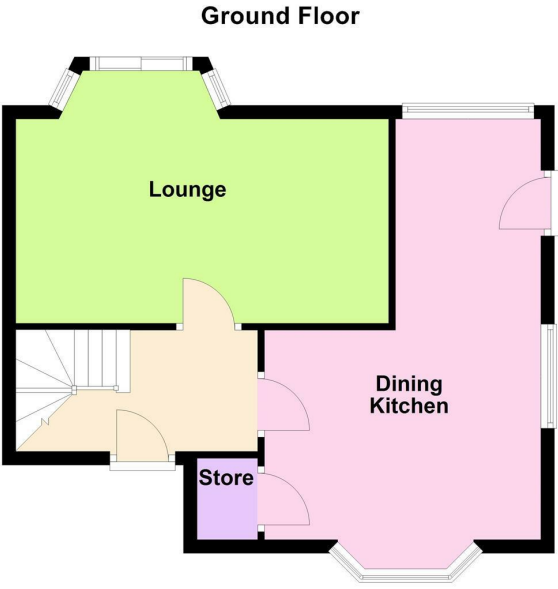
Landing

Bedroom One
10' x 13'02 (3.05m x 4.01m)

Bedroom Two
10'01 x 11'04 (3.07m x 3.45m)

Bedroom Three
10'03 x 7'05 (3.12m x 2.26m)

Shower Room
6'07 x 7'05 (2.01m x 2.26m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

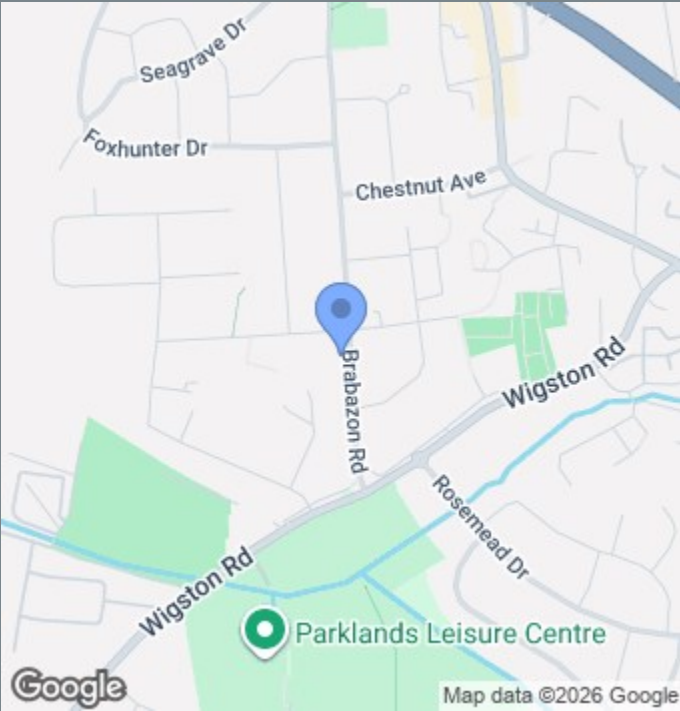
35 Brabazon Road, Oadby, LE2 5HF
£270,000

OVERVIEW

- Spacious Family Home
- No Onward Chain
- Hallway & Lounge
- Open Plan Dining Kitchen
- Three Bedrooms
- Shower Room
- Front & Rear Gardens
- Viewing Is Essential
- EER Rating - tbc
- Freehold, Tax Band - B

LOCATION LOCATION....

Located within the highly regarded suburb of Oadby, Brabazon Road offers an excellent setting known for its strong community feel and outstanding local amenities. The area benefits from a wide range of nearby shops, supermarkets, cafés and restaurants, with The Parade in Oadby providing a popular hub for everyday shopping and dining. Families are particularly well catered for, with access to highly regarded schools including Brocks Hill Primary School, Launde Primary School and Beauchamp College. Residents also enjoy excellent access to green spaces, including Brocks Hill Country Park and nearby recreational areas, offering open parkland, walking routes and family-friendly outdoor space. Brabazon Road is well positioned for travel, with regular bus services into Leicester city centre, easy access to the A6 and A563 ring road, and convenient links to the M1, making it an ideal location for commuters. Combining strong schooling, excellent amenities and a desirable location, Oadby remains one of Leicester’s most sought-after places to live.



THE INSIDE STORY

This spacious home presents an excellent opportunity for buyers looking to modernise and create a property tailored to their own tastes. Offering well-proportioned accommodation throughout, it provides a solid foundation with plenty of scope for improvement, making it ideal for first-time buyers, investors, or those seeking a project.

Upon entering, you are welcomed into a hallway that leads through to the main living areas. The lounge offers a generous and comfortable space, perfect for relaxing or entertaining, with potential to become a warm and inviting focal point of the home. The dining kitchen provides a great footprint, with ample room for both cooking and dining. This space could easily be transformed into a stylish and sociable hub, ideal for family life or hosting guests. Upstairs, the landing leads to three well-proportioned bedrooms, each offering flexibility depending on your needs. Whether used as bedrooms, a home office, nursery, or guest accommodation, there is plenty of potential to adapt the space to suit a variety of lifestyles. The shower room serves the first floor and offers a practical layout, ready for updating to create a more modern and comfortable space. Externally, the property benefits from both front and rear gardens, providing valuable outdoor space. The rear garden in particular offers great potential for landscaping, whether you are looking to create a low-maintenance retreat, a family-friendly garden, or an area for entertaining during the warmer months. Overall, this is a fantastic opportunity to acquire a spacious home with huge potential, allowing a buyer to add value and truly make it their own. Early viewing is recommended to fully appreciate the possibilities on offer.

