

66 Briar Meads

Oadby, Leicester

Well-presented 3 bed semi in sought-after area. Open plan living/dining room, fitted kitchen, garage, solar panels, off-road parking. Close to schools and amenities. Early viewing advised.

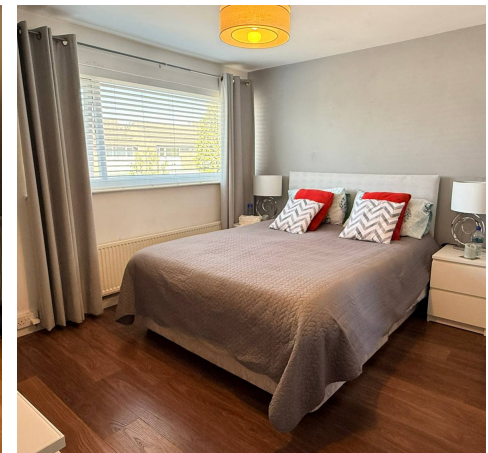
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Three Bedroom Semi Detached Home
- Open Plan Living Dining Room Overlooking the Rear Garden
- Fitted Kitchen
- Porch to Front Of Home
- Garage
- Driveway & ORP to Front
- Sep W.c & 1st Floor Shower Room
- Sought After Location Close to Schools & Amenties
- Solar Panels to Roof
- Upgraded Boiler Under Warranty





66 Briar Meads

Oadby, Leicester

Newton Fallowell have the pleasure in presenting this well-proportioned three bedroom semi detached home. Offerings a fantastic opportunity for families and professionals alike, situated in a highly sought after location close to reputable schools and a wide range of amenities.

The property welcomes you with a practical porch to the front, providing a useful space for coats and shoes.

The heart of the home is the spacious open plan living and dining room, which enjoys a bright and airy aspect overlooking the rear garden (ideal for both relaxing and entertaining guests).

The fitted kitchen features ample storage and workspace, perfect for preparing family meals with ease, with a range of units and the Combi boiler to the wall.

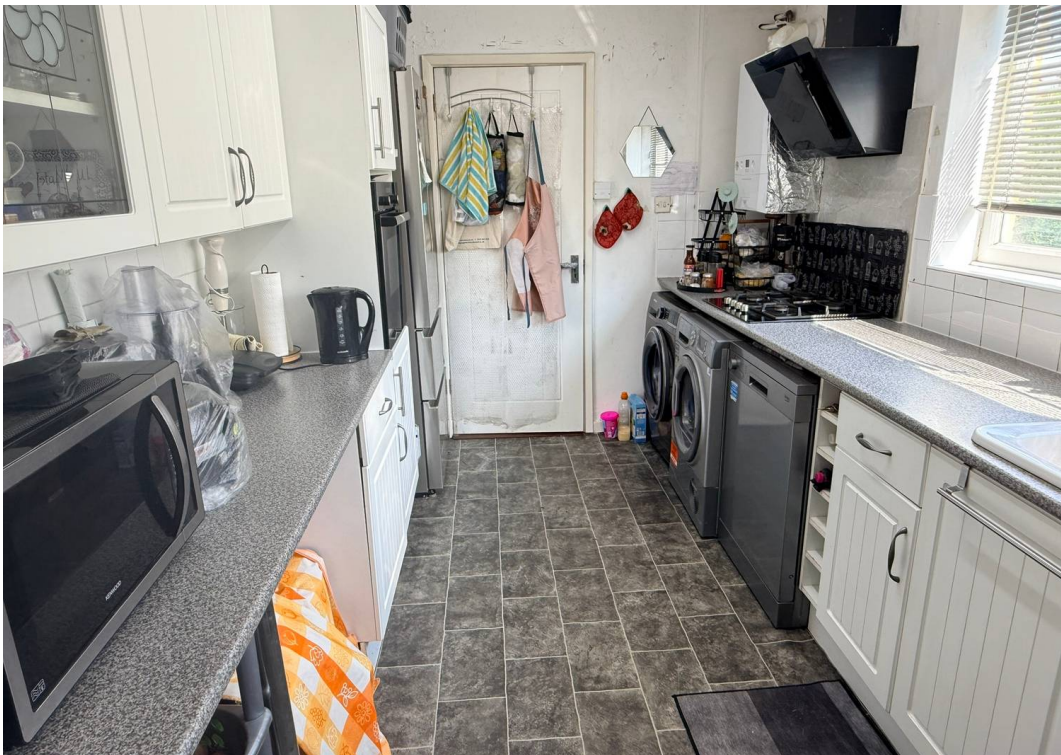
Upstairs, the accommodation comprises three generously sized bedrooms, all with plenty of natural light, and a modern first floor shower room complemented by a separate W.C for added convenience. Landing provides loft access.

Practicality is further enhanced by the presence of a garage, a driveway, and additional off-road parking to the front, ensuring ample space for multiple vehicles. The home also benefits from energy efficient solar panels to the roof, contributing to reduced running costs, as well as an upgraded boiler that remains under warranty for peace of mind. Private rear garden with pavg and laid lawn.

This property combines comfortable living with thoughtful features, making it an excellent choice for those seeking a well-maintained home in a desirable residential area. With its blend of spacious interiors, modern conveniences, and a location that places you within easy reach of local shops, schools, and transport links, this semi detached house is sure to appeal to discerning buyers looking for their next move.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer.

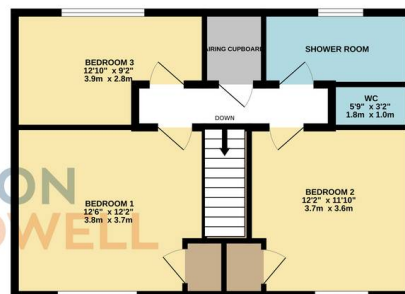
- Three Bedroom Semi Detached Home
- Open Plan Living Dining Room Overlooking the Rear Garden
- Fitted Kitchen



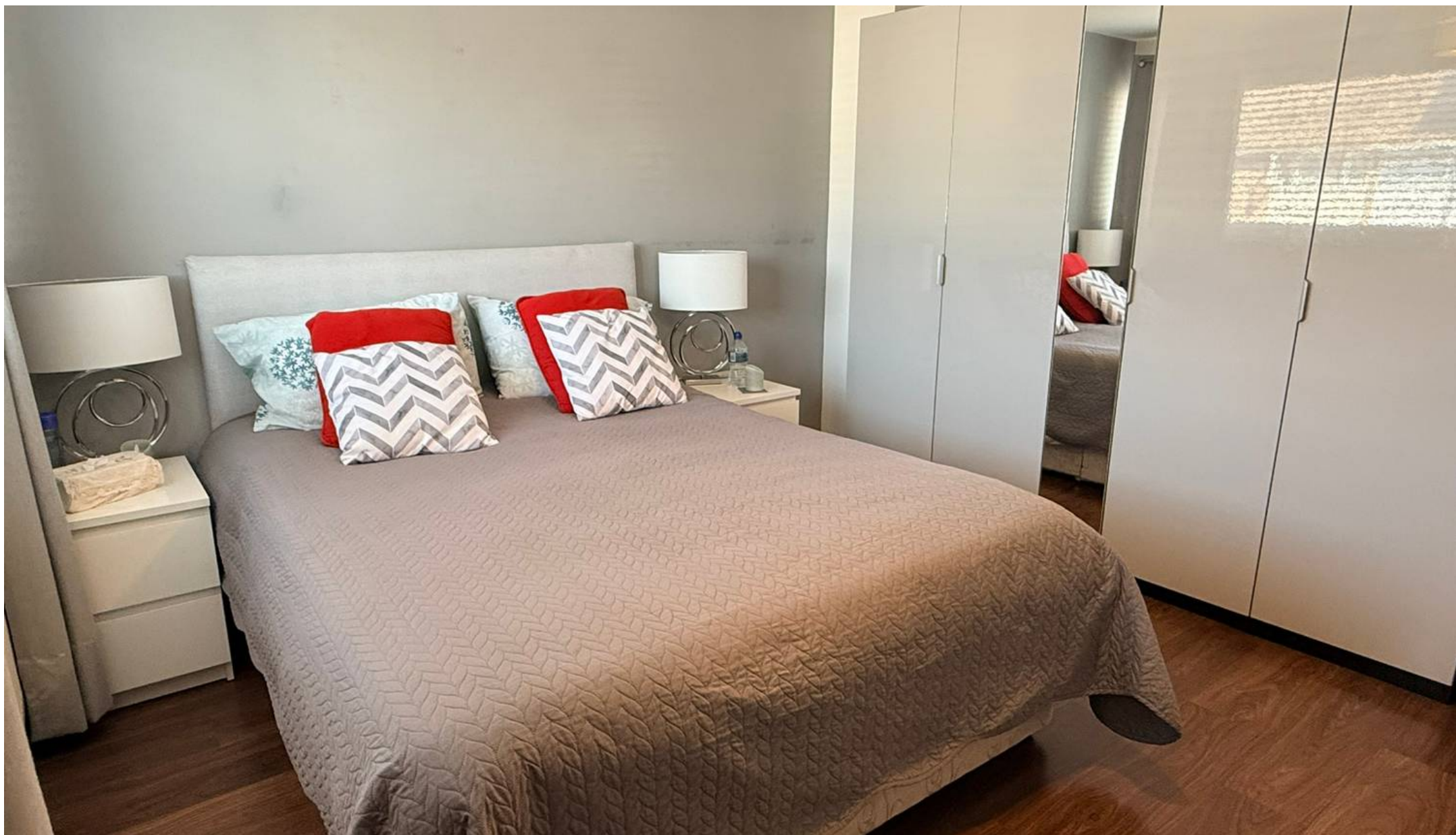
GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell Oadby

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