



Fludes Court, Oadby Leicester LE2 4QQ

welcome to

Fludes Court, Oadby Leicester

A spacious four bedroom detached family home located within Oadby. Accommodation comprises entrance hall with WC, through lounge, kitchen and utility room, Off the first floor landing there are four bedrooms, bathroom and en-suite, Driveway, garage and garden.

Entrance Hall

Radiator, ceiling lighting, power points, stairs to the first floor landing.

W C

Low level wc, wash hand basin, double glazed frosted window, ceiling light.

Through Lounge Diner

Double glazed window, radiators, ceiling lighting, power points, tv point.

Kitchen

Double glazed window, base and eye level units, roll edge worktops, 4 ring gas hob with extractor, and oven, ceiling light, power points, sink with drainer.

Utility Room

Boiler, washing machine space, power points, double glazed window and door.

Landing

Loft access, ceiling light, storage cupboard.

Bedroom

Double glazed window, radiator, ceiling light, power points.

Bedroom

Double glazed window, radiator, ceiling light, power points.

Bedroom

Double glazed window, radiator, ceiling light, power points.

Bathroom

Panelled bath with shower over, part tiled walls, low level wc, wash hand basin, frosted double glazed

window, radiator, ceiling light.

Bedroom

Double glazed window, radiator, ceiling light, power points.

En-Suite

Shower cubicle, part tiled walls, wash hand basin, radiator, ceiling light, frosted double glazed window.

Driveway Garage

Up and over door, power and lighting.

Rear Garden





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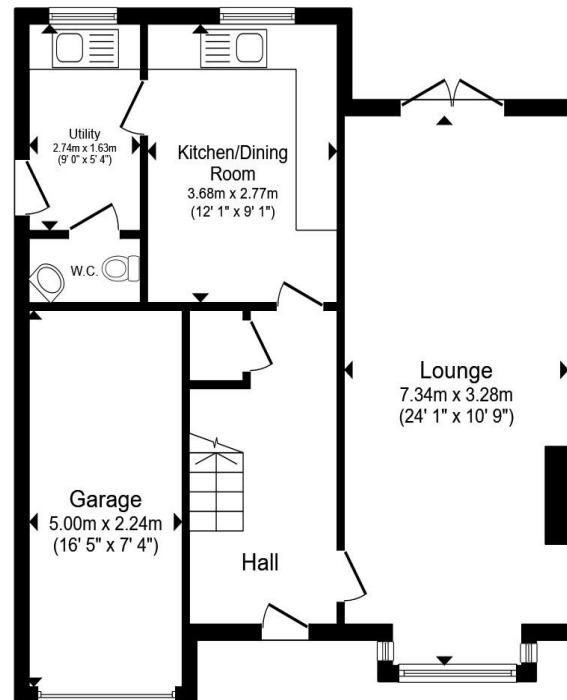
- Entrance Hall with WC
- Through Lounge, Kitchen & Utility Room
- Four Bedrooms, Bathroom & En-Suite
- Driveway, Garage & Garden
- Motivated Sellers

Tenure: Freehold EPC Rating: C

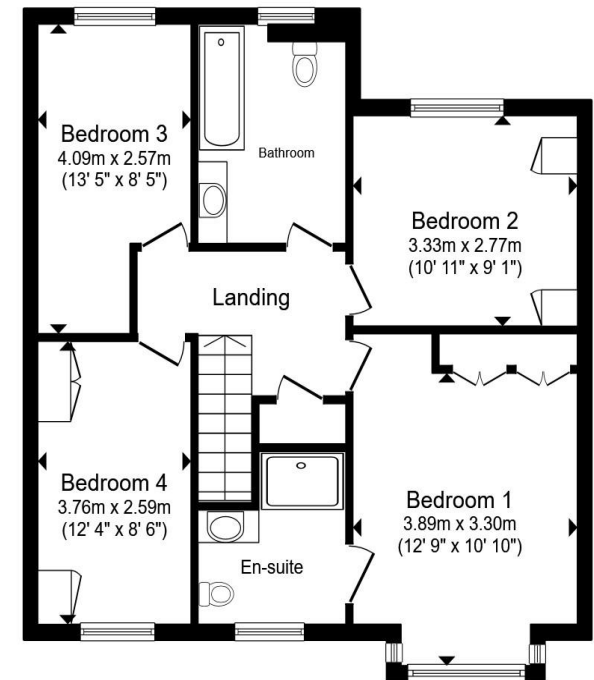
Council Tax Band: E

offers over

£390,000



Ground Floor



First Floor

Total floor area 121.2 m² (1,305 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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Property Ref:
OAD108742 - 0005

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.


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