



Leicester Road, Oadby Leicester LE2 4AB

welcome to

Leicester Road, Oadby Leicester

An exceptional traditional detached six bedroom property that retains much of its original character with various period features and a blend of modern touches, We highly recommend internal viewing of this great property. Offers invited



Entrance Porch Hall

There is a radiator, wood flooring, storage cupboard and stairs to the first floor landing.

Lounge

15' x 17' (4.57m x 5.18m)

Having a TV point, radiator, double glazed windows with shutters and double glazed French doors.

Dining Room

13' 11" x 15' 11" (4.24m x 4.85m)

Having a radiator, double glazed bay window to front and double glazed window to side.

Kitchen

8' x 9' 11" (2.44m x 3.02m)

Fitted with a range of wall and base units with granite worktops with centre island, tiled flooring, space for Range, space for fridge freezer, integrated dishwasher, double glazed patio doors to side and alarm keypad.

Pantry

Frosted double glazed window, includes traditional cold slab, power and lighting.

Wc

Having a low level WC, wash hand basin, double glazed frosted window and electric consumer unit.

Storage Cupboard

Housing the combination boiler and plumbing for washing machine.

First Floor Landing

Stained glass window and stairs to second floor.

Bedroom One

11' 10" x 15' 5" (3.61m x 4.70m)

There are fitted wardrobes, radiator and double glazed window with shutters.

Ensuite

Fitted with a double shower cubicle, wash hand

basin, WC, tiled walls, tiled flooring and frosted double glazed window.

Bedroom Two

9' 6" x 15' 10" (2.90m x 4.83m)

Having fitted wardrobes, radiator and double glazed window.

Bedroom Three

8' 11" x 11' 10" (2.72m x 3.61m)

Having a radiator and double glazed window.

Bedroom Four

7' x 11' 11" (2.13m x 3.63m)

There is a radiator and double glazed window.

Bathroom

6' 11" x 7' 1" (2.11m x 2.16m)

Fitted with a bath, wet shower area, wash hand basin, WC, tiled walls, tiled flooring and heated towel rail.

Second Floor Bedroom Five

9' 1" x 10' (2.77m x 3.05m)

There is a radiator and double glazed roof window.

Bedroom Six

7' 1" x 14' (2.16m x 4.27m)

Having a radiator and double glazed roof windows.

Bathroom

6' 11" x 7' 1" (2.11m x 2.16m)

Fitted with a bath with shower attachment, wash hand basin, WC, radiator and double glazed roof windows.

Outside

Mainly laid to lawn with plant, shrub borders and raised beds.

Garage

10' x 18' (3.05m x 5.49m)

Having double doors to the front, side door, window to side, power and lighting.



view this property online williamhbrown.co.uk/Property/OAD108361



welcome to

Leicester Road, Oadby Leicester

- Entrance Hallway
- Two Reception Rooms
- Kitchen Breakfast Room with Pantry
- Six Bedrooms
- Fantastic Corner Plot

Tenure: Freehold EPC Rating: E
Council Tax Band: G

£670,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAD108361](https://www.williamhbrown.co.uk/Property/OAD108361)



Property Ref:
OAD108361 - 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)