



**Oadby Road,**  
Wigston, Leicestershire, LE18 3PU





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Offers In Excess Of £310,000**

This nicely presented and extended FOUR BEDROOM SEMI-DETACHED FAMILY HOME offers spacious well proportioned accommodation throughout and is situated between Oadby & Wigston Town Centres and within easy reach of many highly regarded schools: Newton Fallowell Oadby are pleased to offer For Sale an ideal first time buyer opportunity with excellent road links to Leicester City Centre along with major motorways and shopping centres. The accommodation briefly comprises of a porch entrance leading into the hallway, the lounge and dining space are open plan with doors leading to the extended and modern kitchen/diner. There is also a ground floor shower room with bedroom. The first floor has two double bedrooms with a further third bedroom and family bathroom. Outside there is space for one vehicle off road with a garage and lawn garden to the rear. Offered with No Upward Chain. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

**Accommodation**

**Porch**

Extended porch entrance with tiled flooring, upvc front door and double glazed window to the side aspect.



### Hallway

Central hallway with tiled flooring, central heating radiator, stairs to first floor with storage beneath and doors to all rooms.

### Lounge

13'8" x 11'5" (4.18 x 3.50)

Front lounge having laminate flooring, two central heating radiators, double glazed bay window to the front aspect and open plan to the dining space.

### Dining Space

12'2" x 11'5" (3.72 x 3.50)

Open plan to the lounge with sliding doors through to the kitchen/diner, laminate flooring and central heating radiator.

### Kitchen/Diner

24'5" x 7'10" (7.46 x 2.40)

Extended and modern kitchen/diner having bi-fold doors to the rear garden, tiled flooring with underfloor heating, double glazed window to the rear aspect, two skylights and spotlights to the ceiling, base and wall mounted soft close storage units, integrated oven, microwave, dishwasher and washing machine, five ring gas hob with extractor hood over and combi boiler.

### Bedroom Four (Ground Floor)

19'11" x 6'9" (6.08 x 2.06)

Ground floor bedroom or additional reception room, laminate flooring, central heating radiator and double glazed window to the front aspect.

### Shower Room

Ground floor shower room having tiled flooring, walls and panelled ceiling, walk in shower, low level flush w/c, vanity wash hand basin, extractor fan.

### First Floor Landing

Landing area with double glazed window to the side aspect, carpet flooring, loft access and doors to all rooms.

### Bedroom One

13'11" x 11'5" into bay (4.26 x 3.50 into bay)

Double bedroom having carpet flooring, central heating radiator and double glazed bay window to the front aspect.

### Bedroom Two

12'4" x 11'5" (3.78 x 3.50)

Double glazed window to the rear aspect, carpet flooring, central heating radiator, double bedroom.

### Bedroom Three

8'4" x 7'5" (2.56 x 2.28)

Double glazed window to the rear aspect, carpet flooring, central heating radiator.

### Bathroom

Fitted bathroom suite having low level flush w/c, vanity wash hand basin, walk in shower with sliding glass door, tiled flooring, walls, panelled ceiling, heated towel rail, extractor fan and double glazed window to the front aspect.

### Outside

Low maintenance frontage with space for one vehicle, rear garage now used as storage with garden laid to lawn, fence boundaries.

### Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

### Council Tax Information

Oadby & Wigston Council - Tax Band C. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.





### Thinking of Selling? FREE Sales Valuations

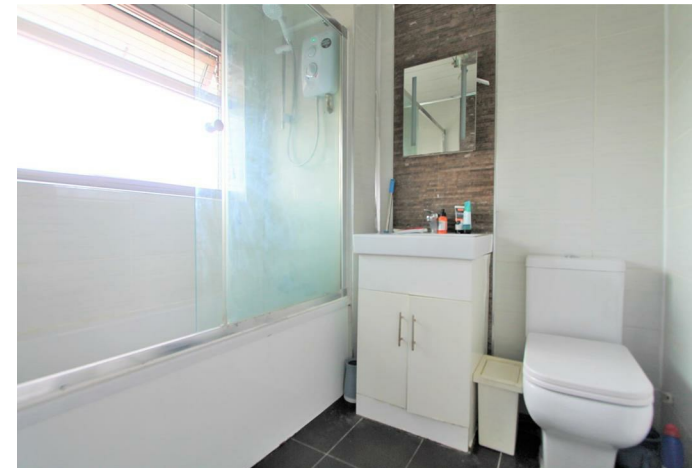
If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

### Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

### Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

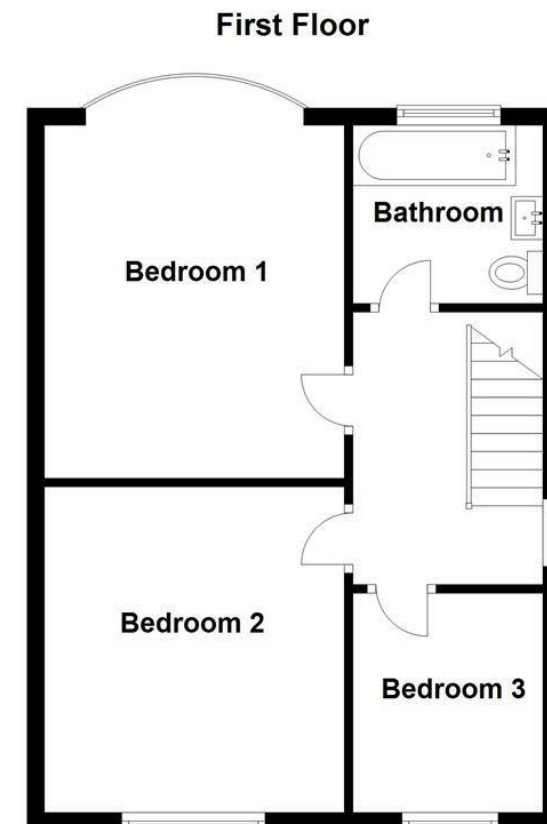
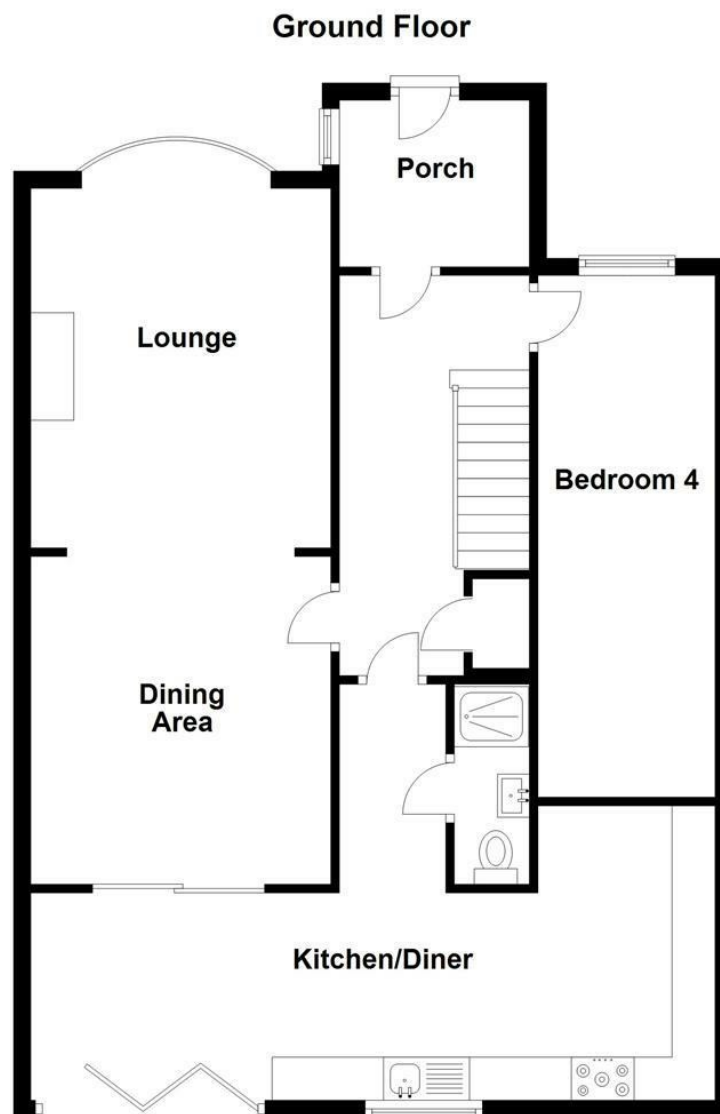








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



