



## Hermitage Close, Oadby

In Excess of £440,000

Located within Hermitage Close enjoying a CUL-SE-SAC position is this three/four bedroom detached family home including TWO RECEPTION ROOMS and THREE/FOUR BEDROOMS, one of which is a ground floor bedroom.





#### **Entrance Hall**

With window and door to the front elevation, oak floor, stairs to first floor, built-in cloaks cupboard, radiator.

#### **Ground Floor WC**

With window to the front elevation, oak floor, low-level WC, wash hand basin, part tiled walls.

#### **Living Room**

16' 6" x 11' 0" (5.03m x 3.35m)

With windows to the side and rear elevations, fitted fireplace, TV point, ceiling coving, radiator.

#### **Dining Area**

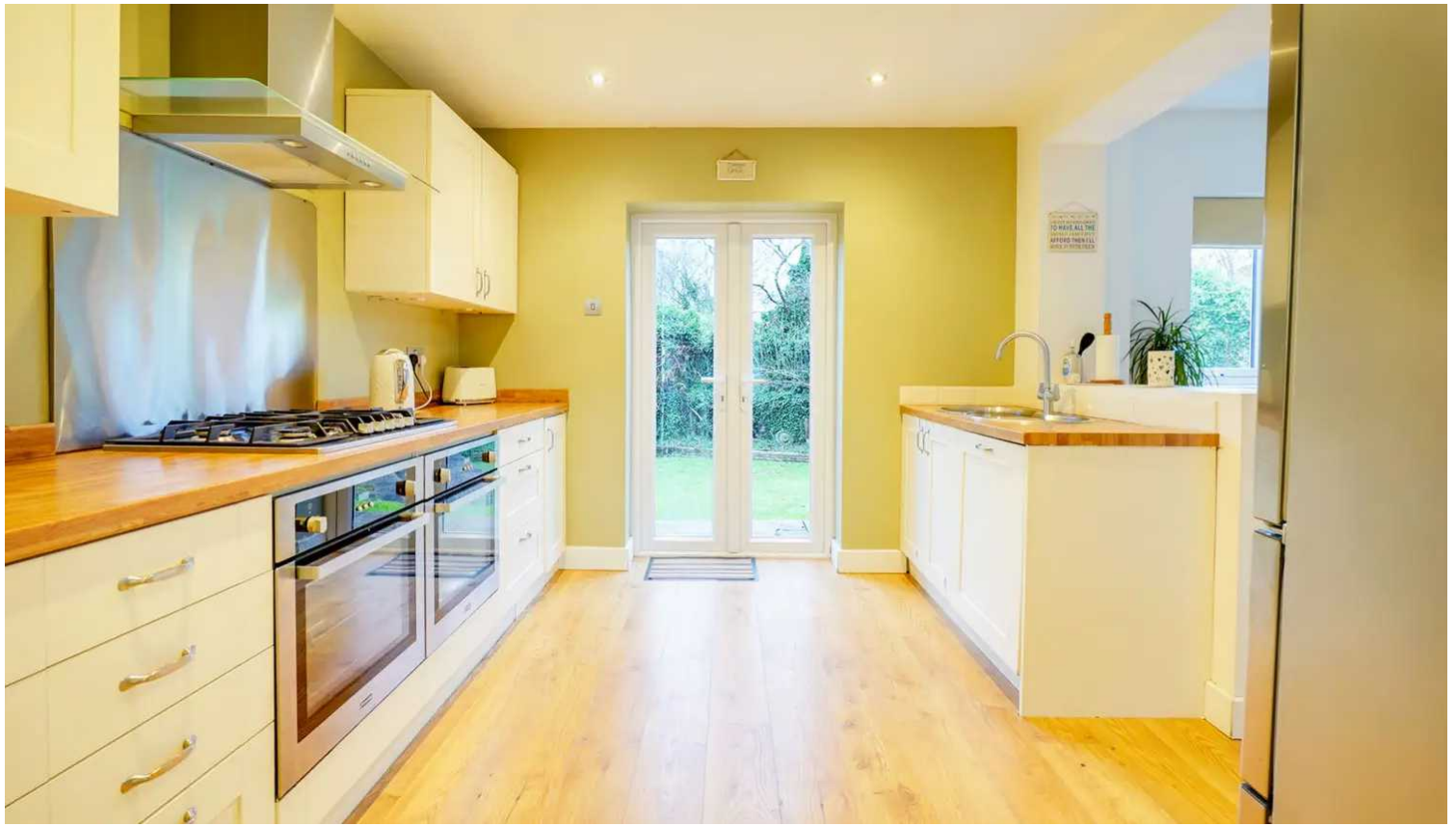
21' 0" x 8' 10" (6.40m x 2.69m)

Measurement maximising to 13'5". With windows to the rear and side elevations, oak floor, TV point, built-in cupboard, two radiators, open access leading to:

#### **Kitchen**

10' 10" x 9' 10" (3.30m x 3.00m)

With French doors leading to rear garden, oak floor, a range of wall and base units with solid wood work surfaces over, stainless steel sink, drainer and mixer tap, inset five ring gas hob and double oven, extractor hood, stainless steel splash back, integrated dishwasher, space for freestanding fridge freezer, door leading to:



### Utility Room

15' 5" x 6' 5" (4.70m x 1.96m)

Irregular shape. With door to the front elevation, ceramic tiled floor, base unit with work surface over, plumbing for washing machine, space for tumble dryer, door leading to:

### Study/Potential Bedroom

16' 7" x 7' 8" (5.05m x 2.34m)

With window to the front and rear elevations, radiator.

### First Floor Landing

With window to the side elevation, loft access.

### Bedroom One

13' 5" x 11' 0" (4.09m x 3.35m)

With windows to the front and side elevations, built-in wardrobes with overhead storage and drawers, radiator.

### Bedroom Two

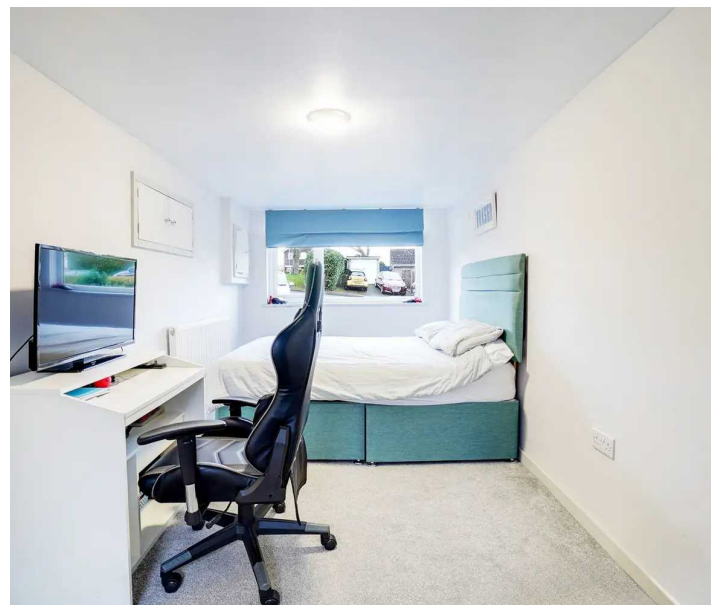
14' 2" x 12' 7" (4.32m x 3.84m)

Measurement narrowing to 9'2". With windows to the rear and side elevations, built-in wardrobes, built-in storage, radiator.

### Bedroom Three

9' 7" x 8' 5" (2.92m x 2.57m)

With window to the front elevation, built-in wardrobes, radiator.









### **Bathroom**

8' 0" x 5' 6" (2.44m x 1.68m)

With window to the rear elevation, ceramic tiled floor, bath with shower over and shower screen, low-level WC, wash hand basin with storage below, tiled walls, chrome ladder towel rail/radiator.

### **Front Garden**

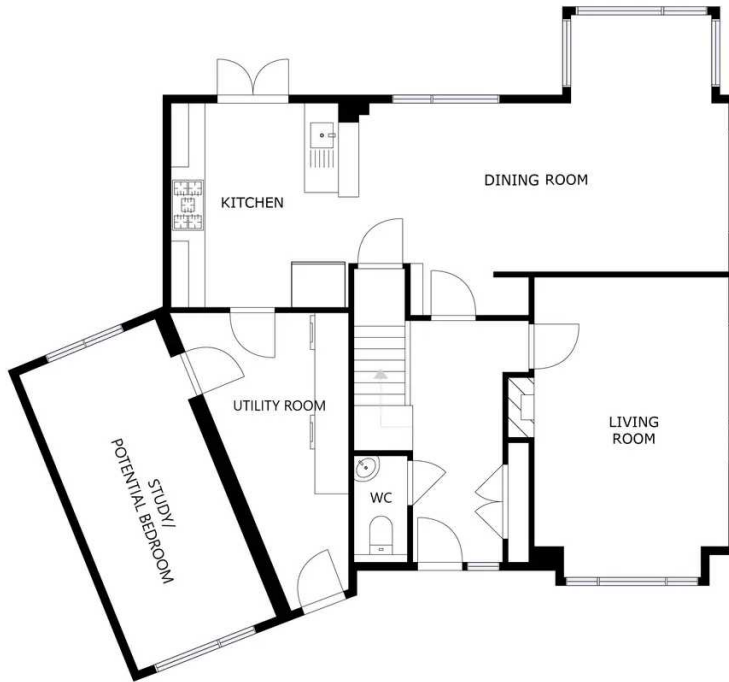
Well maintained front garden.

### **Rear Garden**

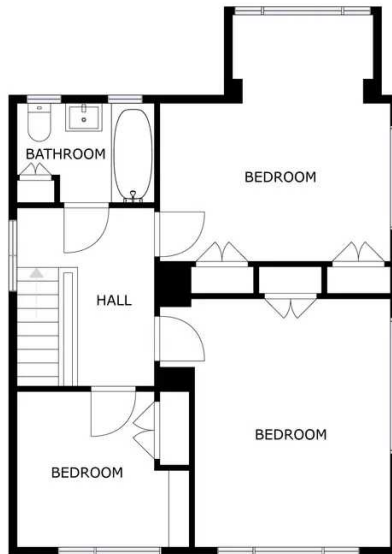
With paved patio seating area, steps leading down to a lawn, flowerbeds and shrubs, paved pathway leading to the rear, shed.

### **Parking**

3 vehicles



FLOOR 1



FLOOR 2





The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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