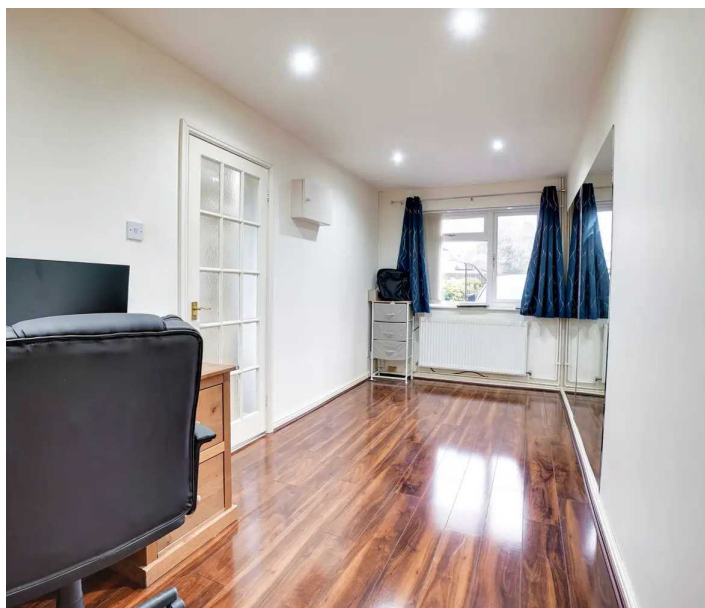


Rosemead Drive, Oadby

In Excess of £375,000

A THREE BEDROOM detached property featuring THREE RECEPTION ROOMS, modern fitted kitchen and a double driveway. We feel a family would love this home looking to move within the area.





Entrance Hall

With stairs to first floor, wood effect floor, radiator.

Ground Floor WC

With double glazed window to the front elevation, low-level WC, wash hand basin, radiator.

Lounge

13' 4" x 13' 4" (4.06m x 4.06m)

With double glazed bay window to the front elevation, open fireplace with surround and hearth, wood effect floor, radiator, open aspect leading to:

Dining Room

11' 0" x 10' 8" (3.35m x 3.25m)

With double glazed French doors to the rear elevation, radiator.

Conservatory

10' 7" x 9' 8" (3.23m x 2.95m)

Double glazed conservatory with doors to the rear garden.

Kitchen

11' 0" x 8' 10" (3.35m x 2.69m)

With double glazed windows to the rear elevation, wall and base units with work surfaces over, built-in dishwasher, built-in oven and hob with extractor hood over, wash hand basin, part tiled walls, tiled floor, radiator.





Rear Lobby/Pantry Area

9' 10" x 4' 9" (3.00m x 1.45m)

With double glazed door to the front elevation, double glazed door to the rear elevation, built-in storage cupboards, radiator.

Reception Room Three

19' 3" x 7' 0" (5.87m x 2.13m)

With double glazed window to the front elevation, wood effect floor, radiator.

First Floor Landing

With double glazed window to the side elevation, loft access, storage cupboard.

Bedroom One

13' 2" x 10' 8" (4.01m x 3.25m)

With double glazed bay window to the front elevation, radiator.

Bedroom Two

12' 5" x 11' 5" (3.78m x 3.48m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

9' 2" x 7' 7" (2.79m x 2.31m)

With double glazed window to the front elevation, radiator.









Bathroom

7' 3" x 6' 0" (2.21m x 1.83m)

With double glazed window to the rear elevation, bath with shower over, low-level WC, wash hand basin, tiled walls, tiled floor, radiator.

Front Garden

Gated front garden.

Rear Garden

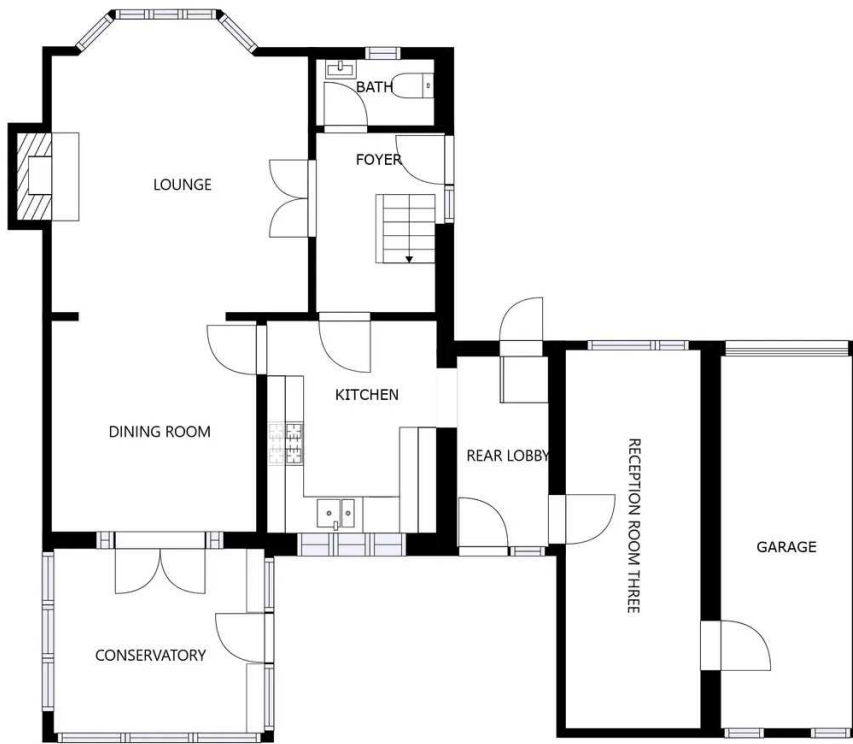
With gated side access, paved patio seating areas, decked area, lawn.

Parking

Providing off road parking.

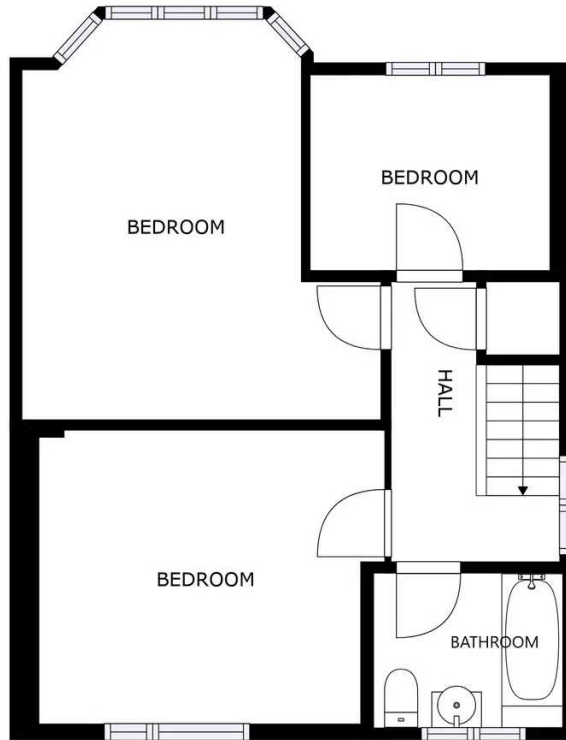
Garage Measuring 20'1" x 8'7".

With double glazed window and door to the rear elevation leading to rear garden.



TOTAL: 1435 sq. ft
 FLOOR 1: 879 sq. ft, FLOOR 2: 556 sq. ft
 EXCLUDED AREAS: GARAGE: 140 sq. ft, FIREPLACE: 6 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



TOTAL: 1435 sq. ft
 FLOOR 1: 879 sq. ft, FLOOR 2: 556 sq. ft
 EXCLUDED AREAS: GARAGE: 140 sq. ft, FIREPLACE: 6 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



We'll keep you moving...





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

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.