

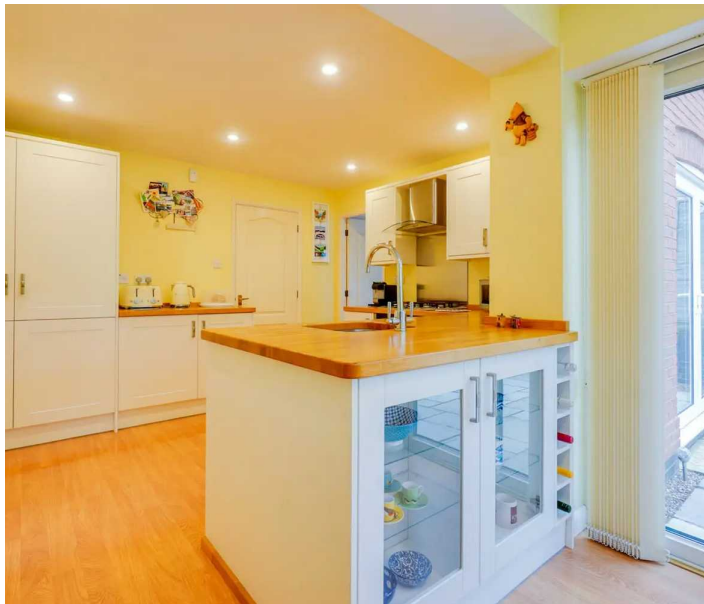
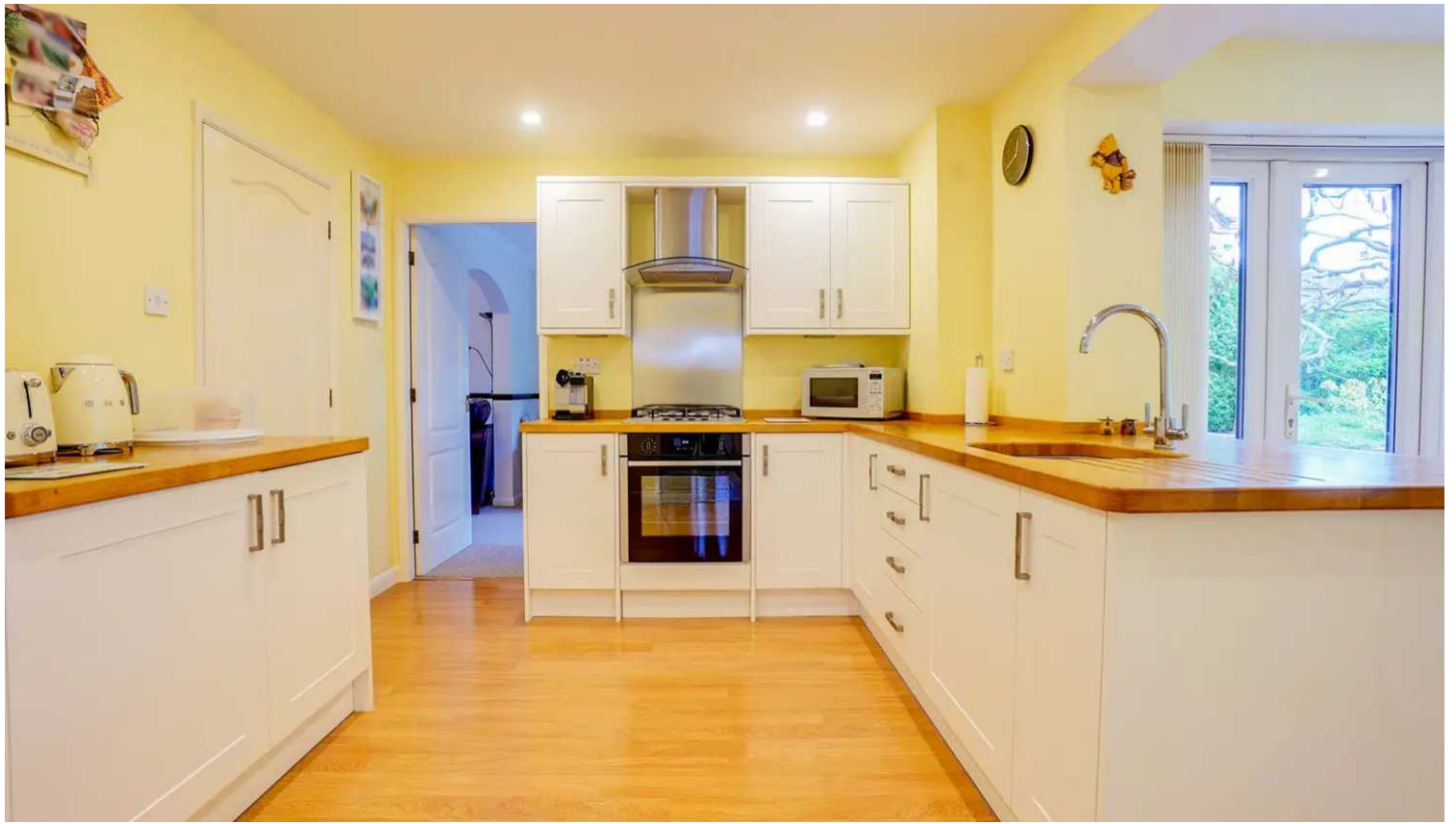


## Elliot Close, Oadby

Guide Price £520,000

A FOUR BEDROOM detached property offered for sale in Oadby featuring three reception rooms, principal en-suite and an EXTENDED OPEN PLAN KITCHEN DINER.





#### **Entrance Hall**

With stairs to first floor, under stairs storage cupboard, laminate floor, radiator.

#### **Lounge**

15' 2" x 11' 4" (4.62m x 3.45m)

With double glazed bay window to the front elevation, gas fire, two radiators.

#### **Dining Room/Reception Room**

9' 10" x 9' 6" (3.00m x 2.90m)

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

#### **Open Plan Fitted Kitchen Diner**

#### **Kitchen Area**

18' 0" x 11' 7" (5.49m x 3.53m)

With wall and base units with work surfaces over, sink and drainer, built-in fridge, built-in oven and hob with extractor hood over, radiator.

#### **Dining Area**

9' 6" x 9' 2" (2.90m x 2.79m)

With double glazed windows to the rear elevation, double glazed French doors to the side elevation, laminate floor, radiator.



**Utility Room**

7' 8" x 6' 1" (2.34m x 1.85m)

With uPVC double glazed door to the side elevation, base units, sink and drainer, tiled floor, radiator.

**Ground Floor WC**

5' 3" x 3' 6" (1.60m x 1.07m)

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

**Study**

9' 11" x 5' 8" (3.02m x 1.73m)

With double glazed window to the rear elevation, fitted desk, fitted shelving, laminate floor, radiator.

**First Floor Landing**

With airing cupboard, radiator.

**Bedroom One**

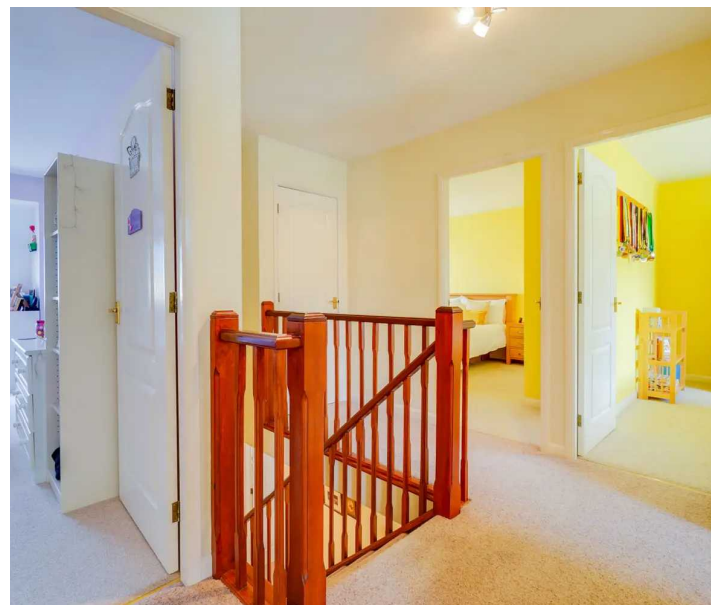
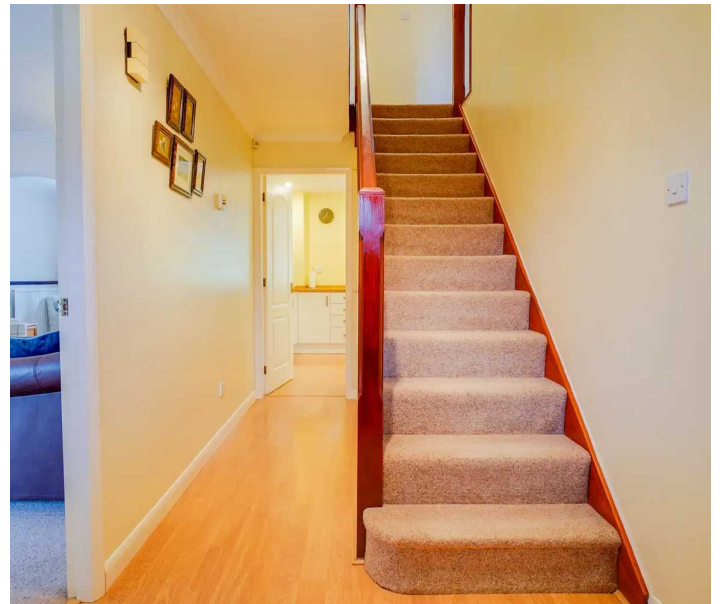
15' 6" x 10' 10" (4.72m x 3.30m)

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

**En-Suite**

6' 5" x 6' 3" (1.96m x 1.91m)

With double glazed window to the front elevation, walk-in shower cubicle, low-level WC, wash hand basin, part tiled walls, tiled floor, heated towel rail.









### **Bedroom Two**

16' 8" x 9' 2" (5.08m x 2.79m)

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

### **Bedroom Three**

10' 10" x 9' 8" (3.30m x 2.95m)

With double glazed window to the rear elevation, radiator.

### **Bedroom Four**

9' 5" x 9' 3" (2.87m x 2.82m)

With double glazed window to the rear elevation, radiator.

### **Family Bathroom**

6' 5" x 6' 4" (1.96m x 1.93m)

With double glazed window to the rear elevation, bath with electric shower over, low-level WC, wash hand basin, laminate floor, part tiled walls, wall mounted heated towel rail.

### **Rear Garden**

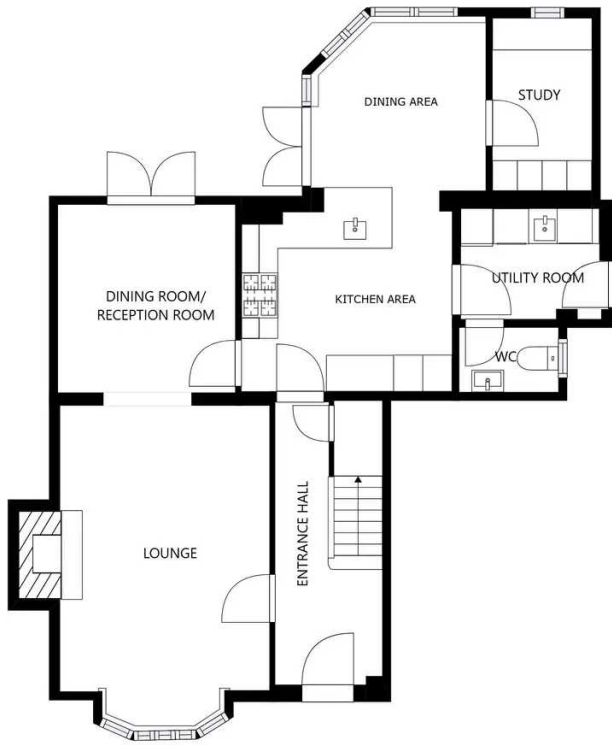
A large south facing rear garden with extensive and well maintained flowerbeds and shrubs, lawn, steps to a paved patio and pebbled area, concrete base for shed (shed not included), room for refuse bins to the side of the house, gate to the side leading to the front of the property.

**Driveway** 2 vehicles

Providing off road parking.

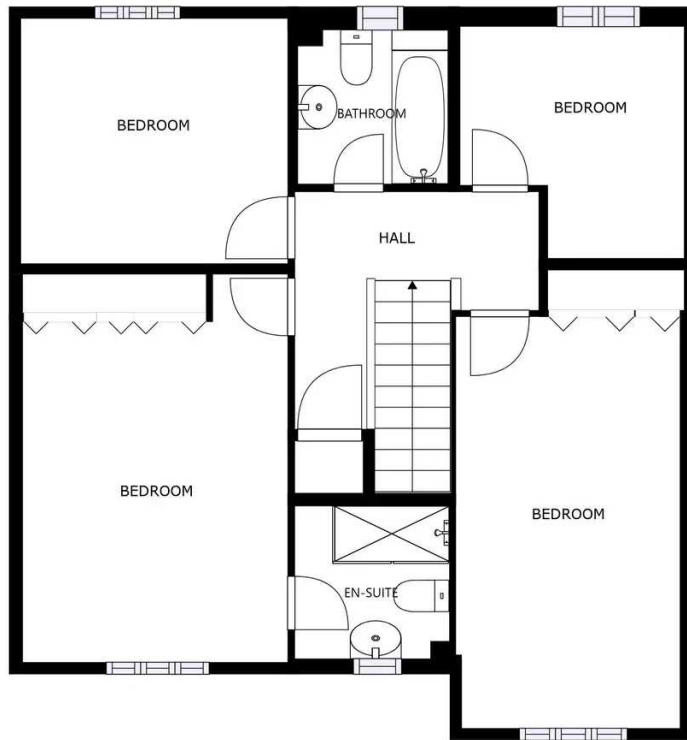
### **Garage**

1 vehicle



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & valuers (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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.