



## Brabazon Road, Oadby

Guide Price £375,000

A three-bedroom detached home situated on a CORNER PLOT in OADBY with an open-plan L-shaped lounge kitchen dining room, driveway and a GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 271 3333







**Entrance Hall**

With a window to the front elevation, a door to the front elevation, an understairs storage cupboard, laminate flooring, and a radiator.

**Downstairs WC**

7' 4" x 3' 9" (2.24m x 1.14m)

With a window to the front elevation, tiled walls, tiled flooring, WC, wash hand basin and a radiator.

**Open Plan L-Shaped Lounge Kitchen**

Lounge Area 24'2" x 11'6" with a bay window to the front elevation, French doors to the rear elevation, laminate flooring, two gas fires and a radiator. Kitchen Area 20'1" x 8'7" with two windows to the rear elevation, tiled flooring, tiled splashbacks, a range of wall and base units with work surfaces over, sink and drainer unit, hob, oven, door to the rear garden, two radiators and access to:



### **Utility Room**

7' 2" x 3' 9" (2.18m x 1.14m)

With a skylight-style roof window, tiled flooring, side units and a door to the garage.

### **First Floor Landing**

With a window to the side elevation, carpeting and loft access.

### **Bedroom One**

14' 2" x 11' 7" (4.32m x 3.53m)

(measurements into the bay window) With a bay window to the front elevation, a window to the side elevation, built-in wardrobe and desk, media display unit, carpeting and a radiator.

### **Bedroom Two**

12' 6" x 11' 7" (3.81m x 3.53m)

With a window to the rear elevation, laminate flooring, built-in overhead units and wardrobes, a desk and a radiator.

### **Bedroom Three**

8' 7" x 7' 4" (2.62m x 2.24m)

With window to the rear elevation and a radiator.

### **Bathroom**

6' 7" x 6' 2" (2.01m x 1.88m)

With a window to the front elevation, tiled walls, tiled flooring, WC, wash hand basin, bath and a radiator.

### **Garden**

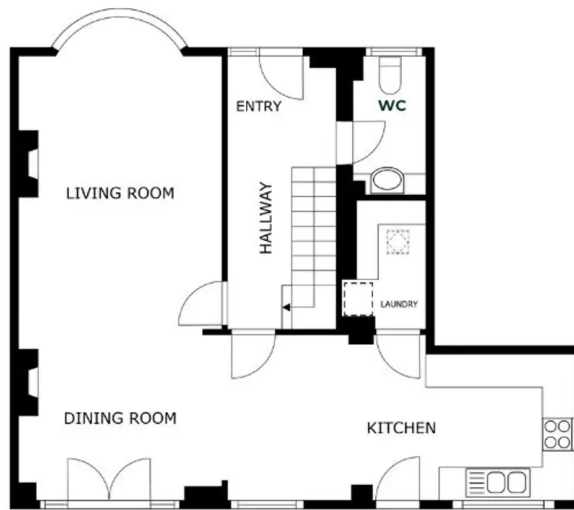
A rear garden that wraps around the property with gated side access, lawn, patio and shed.

### **Driveway 2 vehicles**

### **Garage**

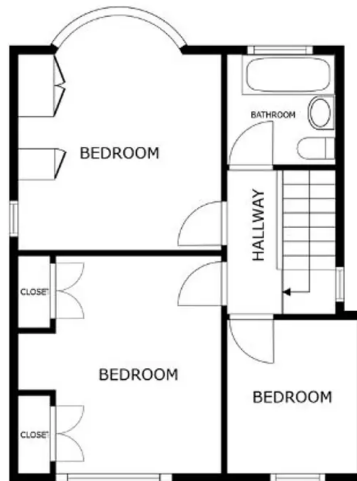
Measuring 16'7" x 8'2" with a door to the front elevation.





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 67.9 m<sup>2</sup> FLOOR 2 46.1 m<sup>2</sup>  
 TOTAL : 114.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 67.9 m<sup>2</sup> FLOOR 2 46.1 m<sup>2</sup>  
 TOTAL : 114.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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