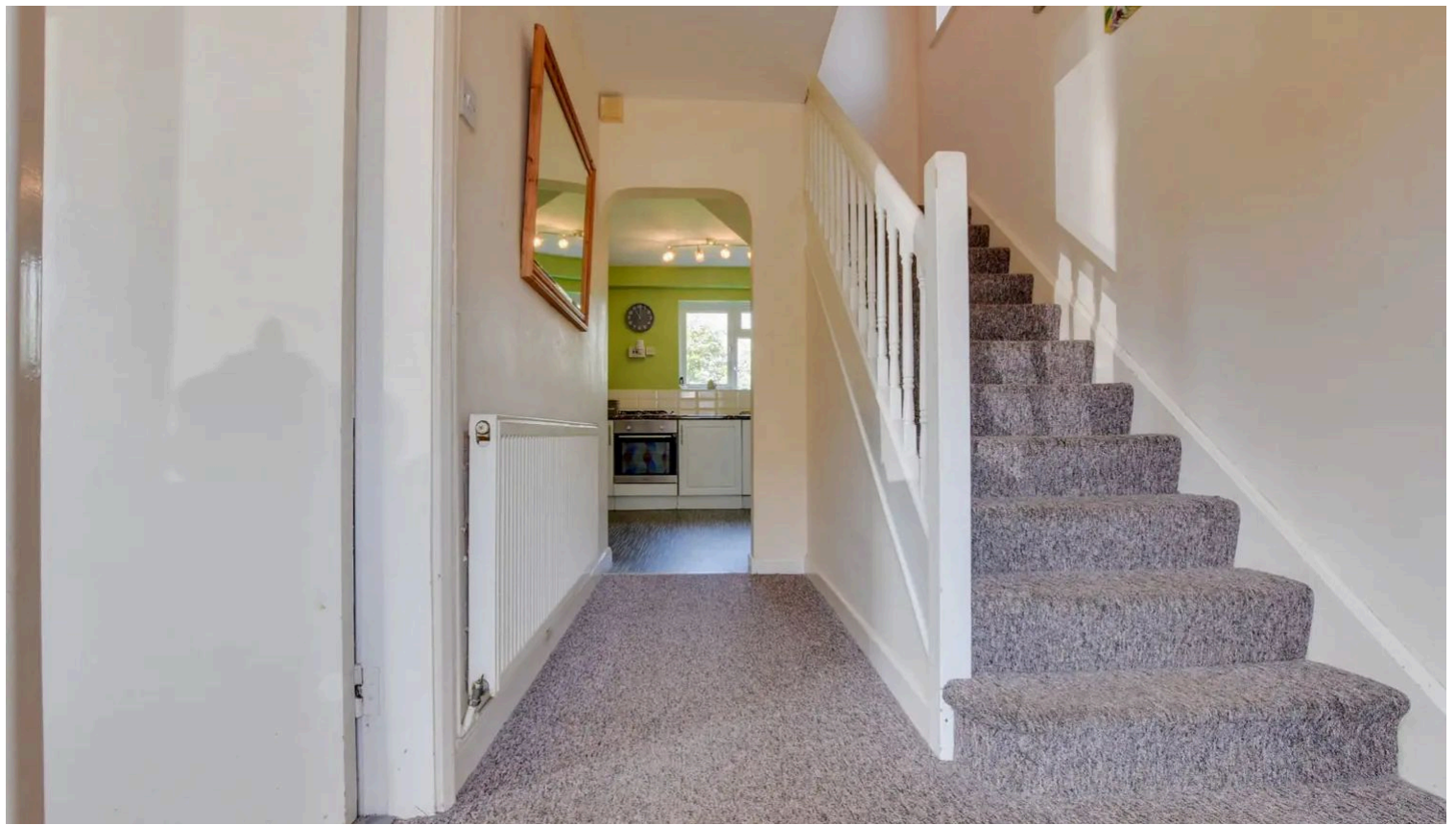


Hill Way, Oadby

£370,000

A FOUR BEDROOM semi-detached property located within the heart of Oadby ideal for a family. The rear enjoys a paved and lawn rear garden PERFECT FOR RELAXING after a busy day. Parking is available via a driveway providing off road parking and a DETACHED GARAGE.





Entrance Porch

With access to:

Entrance Hall

With stairs to first floor, radiator.

Lounge

25' 0" x 12' 3" (7.62m x 3.73m)

Measurement narrowing to 8'1". With window to the front elevation, patio doors to the rear elevation, two radiators.

Kitchen

10' 8" x 10' 6" (3.25m x 3.20m)

With window to the rear elevation, laminate floor, wall and base units with work surface over, sink and drainer, built-in oven and hob, built-in fridge freezer, laminate floor, door to the side elevation.

Ground Floor WC

5' 0" x 2' 6" (1.52m x 0.76m)

With window to the side elevation, wash hand basin, low-level WC, laminate floor.

Rear Lobby

Leading to:

Utility Room

7' 7" x 4' 8" (2.31m x 1.42m)

With base units with work surface over, laminate floor, radiator.



Dining Room

10' 8" x 8' 4" (3.25m x 2.54m)

With window to the rear elevation, french doors to the side elevation, laminate floor, radiator.

Landing

With a double-glazed window to the side elevation.

Bedroom One

13' 7" x 10' 5" (4.14m x 3.18m)

With a double-glazed half-bay window to the front elevation, fitted wardrobes and a radiator.

Bedroom Two

10' 6" x 10' 5" (3.20m x 3.18m)

With a double glazed window to the rear elevation, fitted wardrobes and a radiator.

Bedroom Three

8' 10" x 8' 4" (2.69m x 2.54m)

With a double-glazed window to the front elevation, double-glazed window to the side elevation and a radiator.

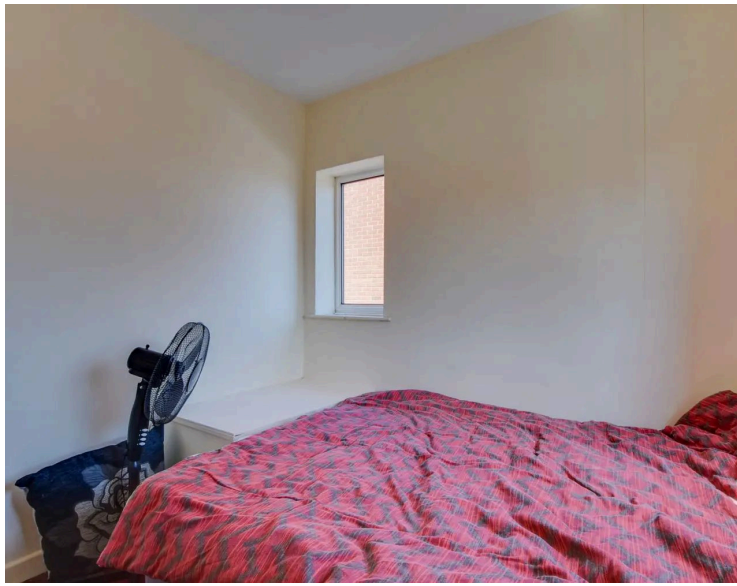
WC

5' 3" x 2' 4" (1.60m x 0.71m)

With a double-glazed window to the side elevation, tiled flooring, tiled walls and a WC.







Bathroom

8' 5" x 5' 3" (2.57m x 1.60m)

With a double-glazed window to the rear elevation, tiled flooring, tiled walls, storage cupboard housing the boiler, wash hand basin, shower cubicle with shower over and a heated towel rail.

Second Floor

Bedroom Four

12' 10" x 10' 8" (3.91m x 3.25m)

With a double-glazed window to the front elevation, fitted wardrobes, two storage cupboards and a radiator.

Rear Garden

With paved patio seating area, lawn, gravelled area.

Driveway

Providing off road parking for two vehicle.

Garage

Measuring 16'12" x 7'11".



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 658 sq. ft. FLOOR 2: 494 sq. ft.
 FLOOR 3: 150 sq. ft. TOTAL: 1,301 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...





FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 658 sq. ft. FLOOR 2: 494 sq. ft.
FLOOR 3: 150 sq. ft. TOTAL: 1,301 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 658 sq. ft. FLOOR 2: 494 sq. ft.
FLOOR 3: 150 sq. ft. TOTAL: 1,301 sq. ft.
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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact 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.