

Carbery Close, Oadby

Offers Over £260,000

A three-bedroom semi-detached home with scope for EXTENSION, subject to the relevant planning permissions.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

With laminate flooring and a meter cupboard.

Reception Room

14' 8" x 14' 4" (4.47m x 4.37m)

With two windows to the side elevation, laminate flooring and two radiators.

Kitchen

14' 8" x 8' 9" (4.47m x 2.67m)

With a window to the side elevation, window to the front elevation, tiled flooring, sink and drainer unit with a range of wall and base units with work surfaces over, oven, hob, extraction fan and a radiator.

First Floor Landing

With an airing cupboard and a radiator.



Bedroom One

11' 10" x 8' 5" (3.61m x 2.57m)

With a window to the side elevation, carpeting, a storage cupboard and a radiator.

Bedroom Two

8' 11" x 8' 3" (2.72m x 2.51m)

With a window to the carpeting and a radiator.

Child's Bedroom/Study

6' 7" x 5' 11" (2.01m x 1.80m)

With a window to the front elevation, carpeting and a radiator.

Bathroom

6' 1" x 5' 11" (1.85m x 1.80m)

With a window to the side elevation, tiled flooring, tiled walls, wash hand basin, bath with shower over, WC and a radiator.

Rear Garden

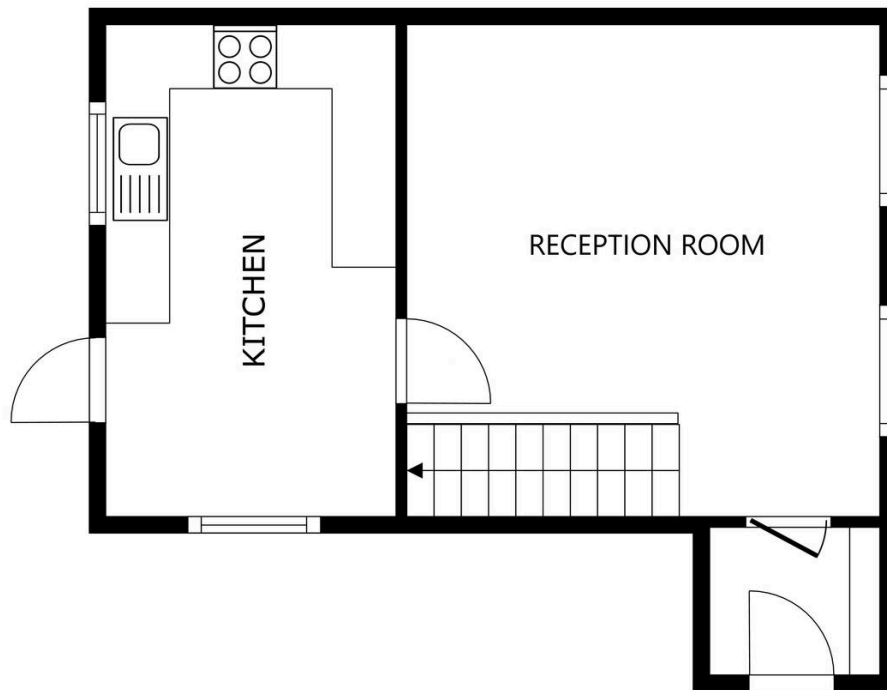
With side gate and kitchen access, slabbed patio seating area and a large lawn area.

Front Garden

With a lawn.

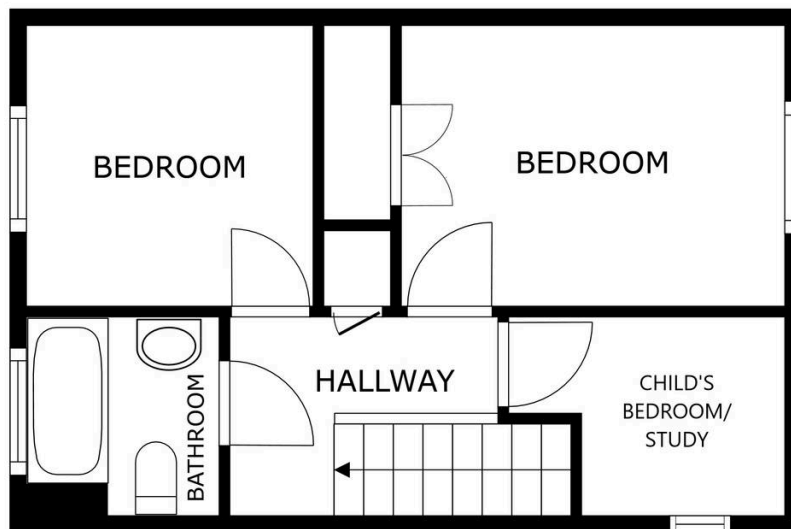
Driveway 1 vehicle

Garage 1 vehicle 16'8" x 8'3". With an up and over door to the front elevation, door to the rear.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 35.9 m² FLOOR 2 32.9 m²
TOTAL : 68.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 35.9 m² FLOOR 2 32.9 m²
TOTAL : 68.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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