



The Nook, Wigston Road, Oadby

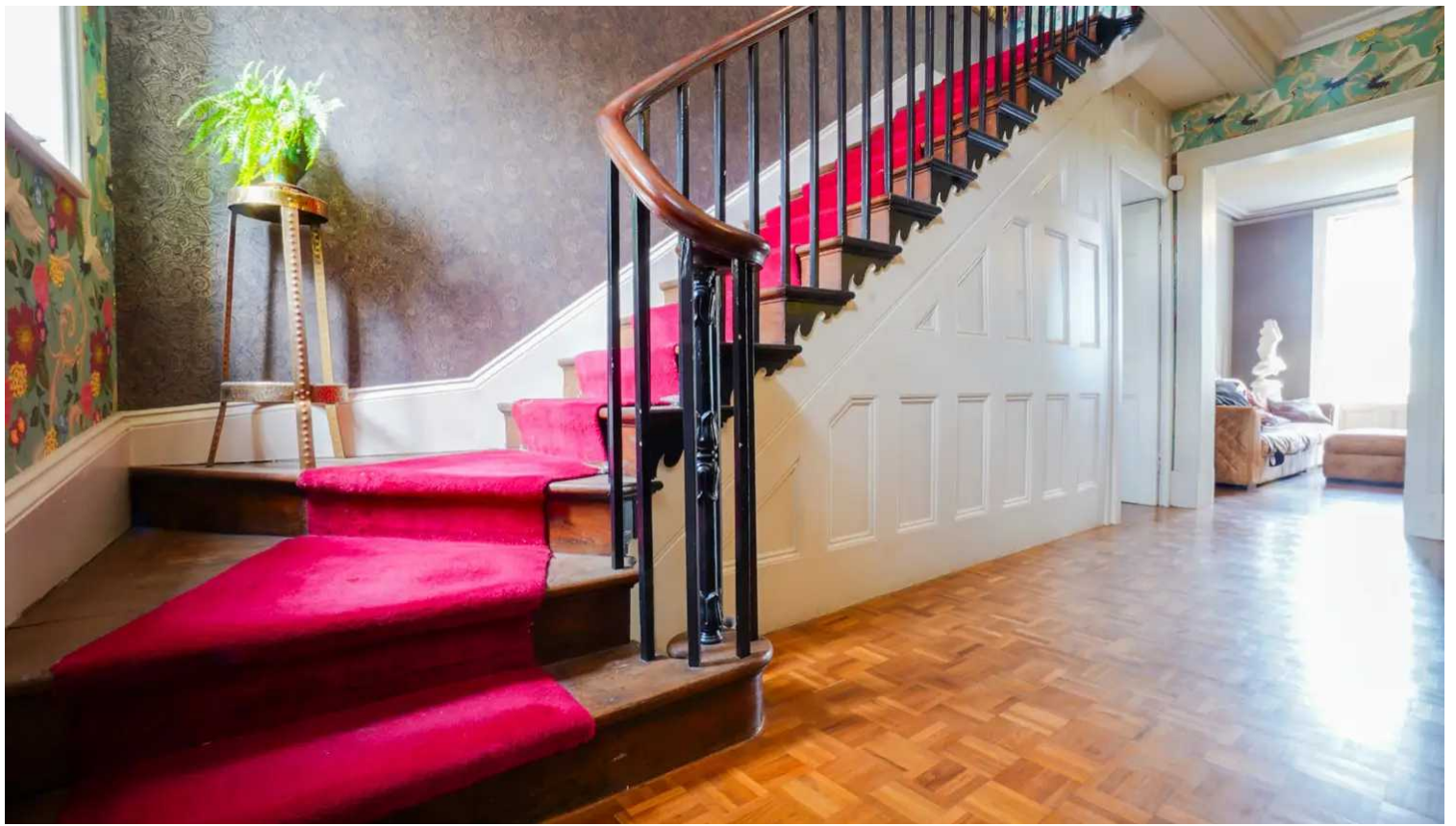
£850,000

A grade II listed home in OADBY with SEVEN BEDROOMS, TWO BATHROOMS, two WCs, three reception rooms, kitchen, utility room, an absolutely stunning LANDSCAPED REAR GARDEN, garages, storage and a spacious driveway.



0116 271 3333





Entrance Hall

With a parquet wooden flooring, a window to the rear elevation and a radiator.



Kitchen

25' 7" x 14' 10" (7.80m x 4.52m)

With a window to the front elevation, a window to the side elevation, a door to the side elevation, two doors to the rear elevation, laminate flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, dishwasher, double fridge, double freezer, Aga with an attached electric module and access to the cellar.

Lounge

15' 11" x 12' 9" (4.85m x 3.89m)

With a window to the rear elevation, wooden flooring, open fire and a radiator.



Study

11' 4" x 7' 0" (3.45m x 2.13m)

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

Dining Room

16' 7" x 15' 4" (5.05m x 4.67m)

With a window to the front elevation, carpet, open fire and a radiator.

Utility Area

13' 6" x 6' 11" (4.11m x 2.11m)

With a window to the side elevation, tiled flooring, radiator and access to the WC.



WC

4' 5" x 3' 4" (1.35m x 1.02m)

With a window to the side elevation, WC, wash hand basin, and tiled flooring.

Lounge Two

19' 5" x 13' 5" (5.92m x 4.09m)

With two windows to the rear elevation, window to the side elevation, laminate flooring, wood burner and a radiator.

First Floor Landing

With a window to the front elevation and a radiator.

Bedroom Two

15' 11" x 12' 9" (4.85m x 3.89m)

With window to the rear elevation, laminate flooring and a radiator.

WC

5' 7" x 3' 11" (1.70m x 1.19m)

With a window to the rear, WC and laminate flooring.

Bathroom

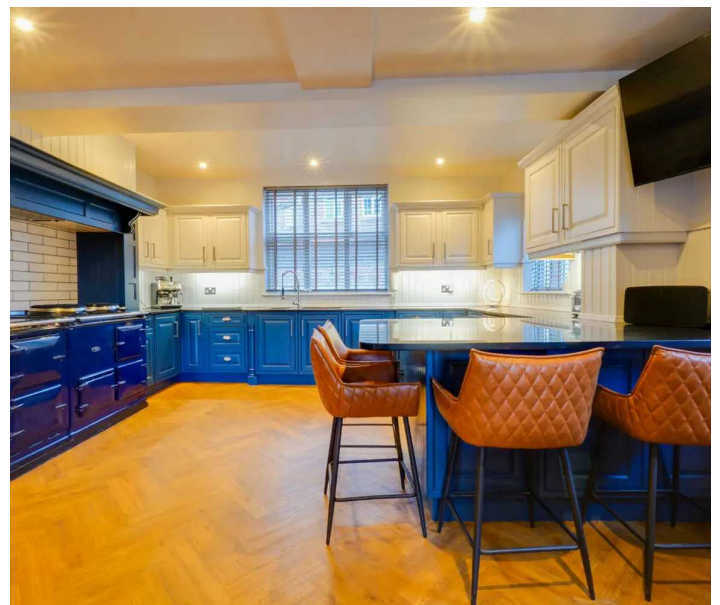
13' 3" x 7' 4" (4.04m x 2.24m)

With a window to the rear, laminate flooring, partly tiled walls, a walk-in shower cubicle with shower over, a claw-foot bath, wash hand basin, heated towel rail and a radiator.

Bedroom One

16' 8" x 15' 7" (5.08m x 4.75m)

With a window to the front elevation, wooden flooring, open fireplace and a radiator.







Bedroom Seven

11' 2" x 7' 0" (3.40m x 2.13m)

With a window to the front elevation, wooden flooring and a radiator.

Sub Landing

With a door to the front elevation leading to a storage area and access to Bedroom Three.

Bedroom Three

15' 1" x 13' 4" (4.60m x 4.06m)

With a window to the rear elevation, carpet and a radiator.

Second Floor Landing

With a stained glass window to the side elevation and a radiator.

Bedroom Four

16' 4" x 12' 9" (4.98m x 3.89m)

With a window to the rear elevation, carpet and a radiator.

Bedroom Five

12' 11" x 12' 8" (3.94m x 3.86m)

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

Bedroom Six

16' 10" x 15' 7" (5.13m x 4.75m)

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

Bathroom Two

19' 2" x 6' 6" (5.84m x 1.98m)

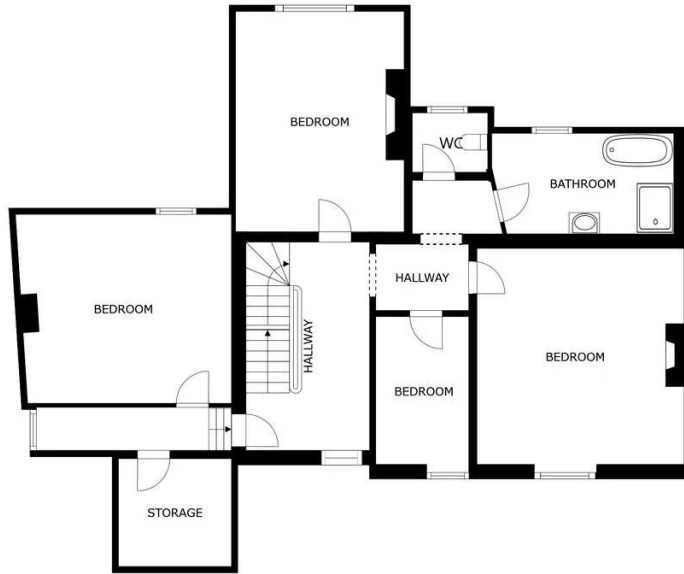
With a window to the rear elevation, laminate flooring, storage cupboard, walk-in shower with shower over, claw-foot bath, WC, wash hand basin and a radiator.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 160.9 m² FLOOR 2 138.9 m² FLOOR 3 85.9 m²
 EXCLUDED AREAS : REDUCED HEADROOM 8.0 m²
 TOTAL : 385.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 160.9 m² FLOOR 2 138.9 m² FLOOR 3 85.9 m²
 EXCLUDED AREAS : REDUCED HEADROOM 9.0 m²
 TOTAL : 385.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 160.9 m² FLOOR 2 138.9 m² FLOOR 3 85.9 m²
 EXCLUDED AREAS : REDUCED HEADROOM 8.0 m²
 TOTAL : 385.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Garden

With a two-storey brick-built outbuilding - measuring 15'2 x 7'1, additional storage space measuring 12'6 x 11'1 with a cut-through leading to the rear garden, two additional outdoor storage facilities, patio seating area, pebble/gravelled walkway, second patio seating area under a canopy, further seating area with a well, large tiered lawn, and side gate access to the front elevation.

Garages

Garage One - Measuring 14'9 x 14'3 with power points.

Garage Two - (Currently used as a workshop) 19'2 x 15'2 with powerpoint and steps to a second floor.

Driveway - It has a gated entry and a block-paved driveway with plenty of room for approximately 7 to 10 cars.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

We'll keep you moving...



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