



Bossu Drive, Oadby

Offers Over £400,000

A THREE BEDROOM detached property built in 2022 having 8 and a HALF YEARS REMAINING on the NHBC warranty. The property greets you with a modern style throughout with an open plan living kitchen dining room with built-in appliances. This is a fabulous family home, in our opinion.



Knightsbridge
Estate Agents

0116 271 3333

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

With Amtico floor, stairs to first floor, radiator.

Ground Floor WC 6' 2" x 3' 1" (1.88m x 0.94m)

With double glazed window to the front elevation, pedestal wash hand basin, low-level WC, Amtico floor, radiator.

Sitting Room 12' 1" x 11' 1" (3.68m x 3.38m)

With two double glazed windows to the side elevation, double glazed window to the front elevation, radiator.

Open Plan Living Kitchen Dining Room 19' 9" x 18' 4" (6.02m x 5.59m)

The measurements taper to 9'10". With double glazed window to the rear elevation, double glazed French doors to the rear elevation, one and a half bowl stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with stainless steel chimney hood over, built-in dishwasher, built-in fridge and freezer, two storage rooms, inset ceiling spotlights, Amtico floor, radiator.



Utility Room 5' 8" x 5' 5" (1.73m x 1.65m)

With double glazed door to the side elevation, stainless steel sink and drainer unit, base unit with work surface over, built-in washing machine, wall mounted boiler.

First Floor Landing

With airing cupboard, loft access with pull down ladder.

Bedroom One 11' 3" x 11' 0" (3.43m x 3.35m)

Measurement plus wardrobe space. With double glazed window to the front elevation, built-in sliding door wardrobes, radiator.

En-Suite Shower Room 6' 6" x 4' 10" (1.98m x 1.47m)

With tiled shower cubicle, pedestal wash hand basin, low-level WC, inset ceiling spotlights, heated towel rail.

Bedroom Two 11' 3" x 13' 4" (3.43m x 4.06m)

The measurements taper to 9'1 and 10'9". With double glazed window to the rear elevation, radiator.

Bedroom Three 9' 0" x 9' 0" (2.74m x 2.74m)

With double glazed window to the rear elevation, radiator.

Bathroom 6' 10" x 6' 2" (2.08m x 1.88m)

With double glazed window to the front elevation, bath with shower over, pedestal wash hand basin, low-level WC, inset ceiling spotlights, extractor fan, tiled floor, radiator.

Front Garden

With lawn area, flowerbeds and shrubs.

Rear Garden

A mainly lawn rear garden with fenced and walled perimeter, gate to side access.

Driveway 3 vehicles

Providing off road parking to the side with space for up to three cars.

Garage 3 vehicles

With up and over door to the front elevation, power and lighting.



Matterport Property Report:

Bossu Drive

Indoor Scanned Area - Full Property 952 sq. ft. | Floor 1 531 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



Matterport Property Report:

Bossu Drive

Indoor Scanned Area - Full Property 952 sq. ft. | Floor 2 421 sq. ft.

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



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