



Briar Meads, Oadby

£385,000

A delightful DETACHED home in OADBY with an OPEN PLAN lounge dining room, THREE DOUBLE BEDROOMS and a delightful rear garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

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

Downstairs WC

6' 10" x 2' 8" (2.08m x 0.81m)

With a double-glazed window to the front elevation, wooden flooring, wash hand basin, WC and a radiator.

L Shaped Living Room Dining Room

16' 8" x 10' 3" (5.08m x 3.12m)

(Extending to 19'2") With a double-glazed bay window to the front elevation, gas fire, carpeting, double-glazed French door to the rear elevation and two radiators.

Kitchen

12' 0" x 8' 5" (3.66m x 2.57m)

With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, an oven, a hob, a fridge freezer, a dishwasher and a pantry.



Utility Room

7' 6" x 5' 5" (2.29m x 1.65m)

With a double-glazed door to the rear elevation, a double-glazed window to the rear elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, a door to the garage and a radiator.

First Floor Landing

With a double-glazed window to the side elevation and carpeting.

Bathroom

6' 10" x 5' 5" (2.08m x 1.65m)

With a double-glazed window to the rear elevation, laminate flooring, a walk-in shower cubicle, wash hand basin, WC, partially tiled walls and a radiator.

Bedroom One

13' 6" x 10' 1" (4.11m x 3.07m)

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

Bedroom Two

10' 1" x 10' 1" (3.07m x 3.07m)

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

Bedroom Three

10' 6" x 8' 9" (3.20m x 2.67m)

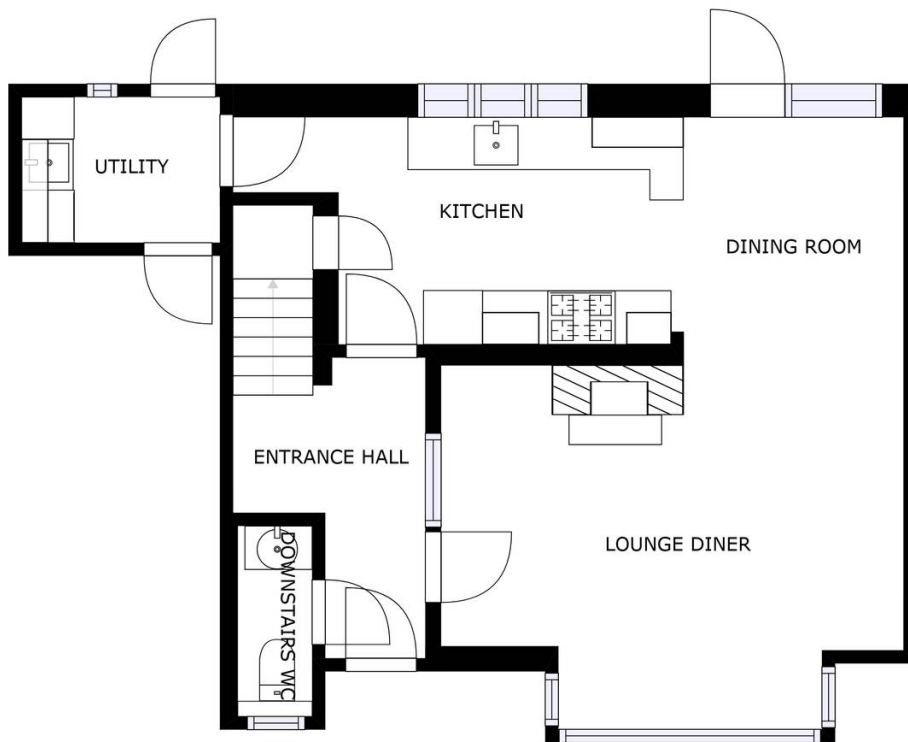
With a double-glazed window to the rear elevation, carpeting and a radiator.

Rear Garden

With a patio seating area, slabbed walkway, lawn, flower beds, gated side access to the front elevation and a range of mature plants and shrubs.

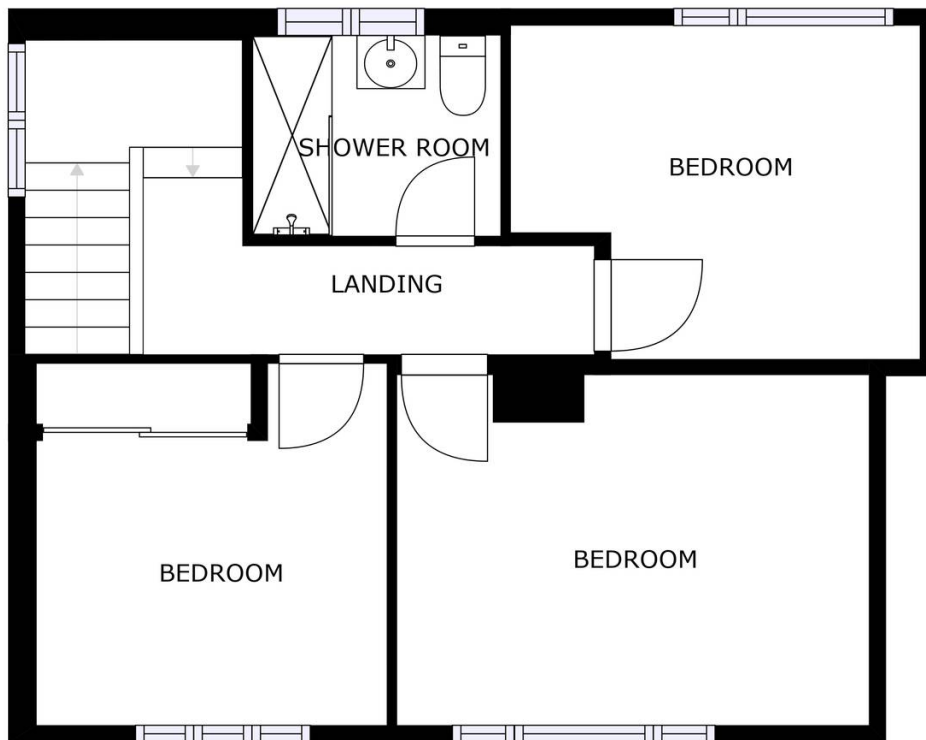
Driveway

Garage



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.