



## Windrush Drive, Oadby

£325,000

A THREE BEDROOM semi-detached property offered for sale in Oadby with a through lounge dining room having sliding patio doors to the rear garden. Parking is available via a driveway providing access to a carport and garage to the rear. We encourage you to contact us to secure your viewing.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C







**Entrance Porch**

Leading to:

**Entrance Hall**

With fitted storage cupboard and drawers, stairs to first floor, under stairs storage, radiator.

**Lounge** 14' 3" x 11' 4" (4.34m x 3.45m)

With double glazed window to the front elevation, gas fire with inset surround and hearth, radiator.

**Dining Room** 9' 3" x 8' 8" (2.82m x 2.64m)

With double glazed sliding patio doors to the rear elevation, radiator.

**Kitchen** 9' 3" x 8' 1" (2.82m x 2.46m)

With double glazed window to the rear elevation, double glazed door to the rear garden, wall and base units with work surface over, sink, tiled walls, tiled floor, built-in double oven, hob, plumbing for washing machine, service hatch.



### **First Floor Landing**

With double glazed window to the side elevation, fitted storage cupboard, loft access.

### **Bedroom One** 12' 8" x 9' 3" (3.86m x 2.82m)

With double glazed window to the front elevation, fitted wardrobes, box cupboards, drawers and vanity unit, radiator.

### **Bedroom Two** 9' 10" x 8' 6" (3.00m x 2.59m)

Measurement up to wardrobes. With double glazed window to the rear elevation, fitted wardrobes, radiator.

### **Bedroom Three** 8' 9" x 7' 0" (2.67m x 2.13m)

With double glazed window to the front elevation, fitted storage cupboards (one housing the boiler), shelving and desk, radiator.

### **Bathroom**

With double glazed window to the rear elevation, bath with shower over and shower screen, low-level WC, wash hand basin, tiled walls, tiled floor, chrome ladder towel rail.

### **Front Garden**

Pebbled frontage.

### **Rear Garden**

With paved seating area, lawn, paved pathways, flowerbeds and shrubs, pebbled area to the rear with stepping stones, gate to rear.

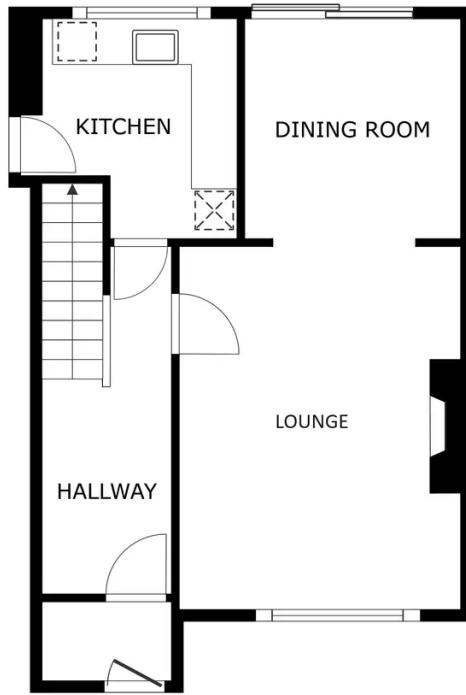
### **Driveway** 2 Vehicles

Providing off road parking.

### **Carport** 1 vehicles

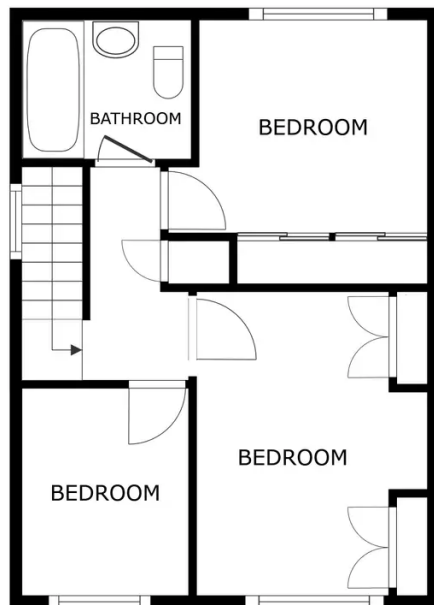
### **Garage** 1 Vehicles

Measuring 12'10" x 8'7". With window to the side elevation, up and over door to the front elevation.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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