



Waveney Rise, Oadby

Offers Over £350,000

A MODERN STYLE open plan THREE BEDROOM semi-detached property offered for sale within the area of Oadby. Outside enjoys a low maintenance rear garden with storage area and OFF ROAD PARKING.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 271 3333





Entrance Porch

With double glazed windows and door to the front elevation, oak engineered floor.

Entrance Hall

With stairs to first floor, under stairs storage, built-in cloak/storage cupboard, oak engineered floor, radiator.

Ground Floor Shower Room 7' 5" x 3' 11" (2.26m x 1.19m)

With double glazed skylight window to the side elevation, double glazed window to the side elevation, tiled floor, tiled walls, walk-in shower cubicle with electric shower, wash hand basin, low-level WC, ladder style towel rail/radiator.

Lounge 15' 7" x 10' 11" (4.75m x 3.33m)

With double glazed window to the front elevation, tri-folding doors to the rear elevation, oak engineered floor, radiator.

Kitchen Diner 22' 1" x 9' 4" (6.73m x 2.84m)

With double glazed window to the rear elevation, two double glazed skylight windows to the side, part tiled walls, oak engineered floor, wall and base units with work surfaces over, double oven and hob with filter hood over, sink and drainer, built-in dishwasher, plumbing for washing machine, radiator.



Office/Study Area

10' 4" x 7' 11" (3.15m x 2.41m)

With double glazed window and French doors to the rear elevation, double glazed window to the side elevation, oak engineered floor, air-con unit, radiator.

First Floor Landing

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

Bedroom One

11' 2" x 9' 11" (3.40m x 3.02m)

With double glazed window to the front elevation, fitted wardrobes, radiator.

Bedroom Two

9' 5" x 8' 11" (2.87m x 2.72m)

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

Bedroom Three

7' 6" x 7' 1" (2.29m x 2.16m)

With double glazed window to the front elevation, radiator.

Shower Room

7' 4" x 5' 4" (2.24m x 1.63m)

With double glazed window to the rear elevation, walk-in shower cubicle, wash hand basin, low-level WC, tiled walls, tiled floor, ladder style towel rail/radiator.

Front Garden

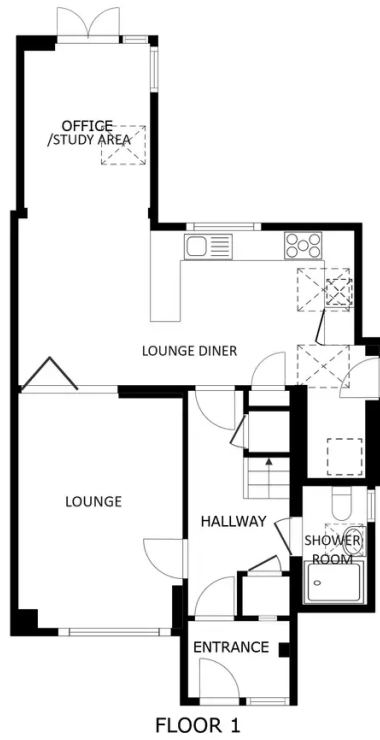
With block paved driveway, low maintenance gravel garden, low maintenance shrubs and a rockery flowerbed and shrubs.

Rear Garden

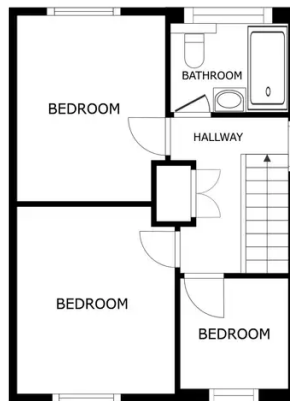
With paved patio area, paved pathway to further patio area, AstroTurf lawn, shed, garage conversion providing ideal storage. One area measuring 9'3" x 8'1" with double glazed window to the front elevation, laminate floor, power and lighting. The second area measuring 9'1" x 8'5" with double glazed window to the rear elevation, power and lighting.

Driveway 3 vehicles

Providing off road parking for multiple vehicles.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.