



## Hill Field, Oadby

Offers Over £425,000

A CHAIN FREE FOUR BEDROOM detached property offered for sale within the suburb of Oadby. Outside enjoys front and rear gardens along with off road parking via a driveway for up to three vehicles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 271 3333





**Entrance Porch**

Leading to:

**Entrance Hall**

With stairs to first floor, under stairs storage cupboard/cloak room, radiator

**Ground Floor WC 5' 8" x 2' 9" (1.73m x 0.84m)**

With double glazed window to the side elevation, laminate floor, part tiled walls, wash hand basin with storage below, low-level WC, radiator.

**Reception Room One 9' 8" x 8' 10" (2.95m x 2.69m)**

Measurement up to bay window. With double glazed bay window to the front elevation, radiator.

**Reception Room Two 15' 0" x 11' 9" (4.57m x 3.58m)**

With patio doors to the rear elevation, gas fire with surround and hearth, two radiators.



**Kitchen** 13' 7" x 8' 10" (4.14m x 2.69m)

With double glazed windows to the rear elevation, door to the rear, tiled floor, part tiled walls, wall and base units with work surfaces over, sink and drainer, integrated oven and hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, radiator.

**Conservatory** 10' 10" x 9' 2" (3.30m x 2.79m)

Double glazed conservatory with doors leading to rear garden, tiled floor.

**First Floor Landing**

With airing cupboard, radiator.

**Bedroom One** 15' 8" x 12' 4" (4.78m x 3.76m)

Measurement narrowing to 10'4". With two double glazed windows to the front elevation, fitted wardrobes, radiator.

**En-Suite** 8' 5" x 5' 6" (2.57m x 1.68m)

With double glazed window to the front elevation, bath with handheld mixer shower, wash hand basin, low-level WC, tiled floor, part tiled walls, radiator.

**Bedroom Two** 13' 7" x 8' 11" (4.14m x 2.72m)

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

**Bedroom Three** 10' 5" x 8' 5" (3.18m x 2.57m)

With double glazed window to the rear elevation, built-in wardrobes, fitted box cupboards, radiator.

**Bedroom Four** 10' 5" x 6' 5" (3.18m x 1.96m)

With double glazed window to the rear elevation, fitted wardrobes, desk and box cupboards over, radiator.

**Shower Room** 8' 0" x 5' 11" (2.44m x 1.80m)

With double glazed window to the side elevation, wash hand basin with storage below, low-level WC, shower cubicle, tiled walls, tiled floor, radiator.

**Front Garden**

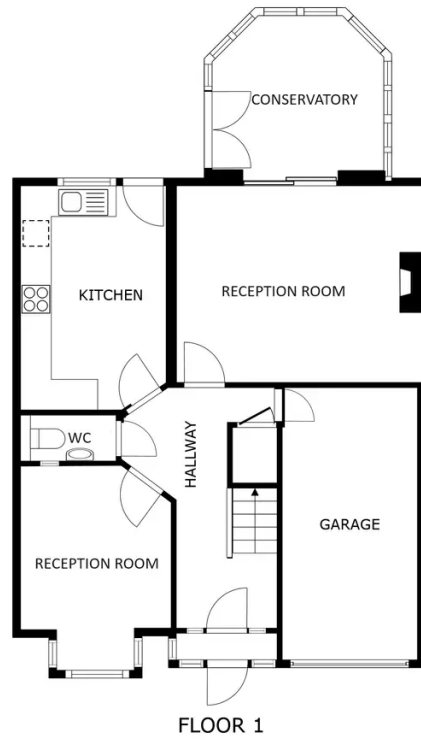
With paved patio area, lawn.

**Rear Garden**

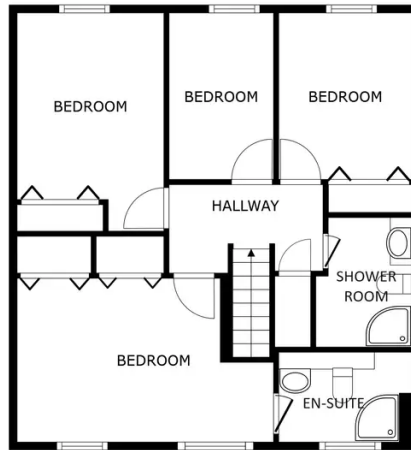
Accessed via side gates, with paved patio seating area, lawn, flowerbeds and shrubs, smaller paved patio area with the rear.

**Parking**

Providing off road parking and garage measuring 16'9" x 8'3" with gas boiler.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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