



## Fairfield Road, Oadby

£250,000

Located within a CUL-DE-SAC off Uplands Road, this traditional three bedroom semi-detached property has been extended to the rear to provide a GROUND FLOOR THIRD BEDROOM/reception room with an EN-SUITE shower room. Parking is available to the front via off road parking.



0116 271 3333

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





### Entrance Hall

With stairs to first floor, radiator.

### Lounge

14' 6" x 12' 8" (4.42m x 3.86m)

With bay window to the front elevation, gas fire with surround and hearth, wall lights, meter cupboard, wood effect floor, radiator.

### Kitchen Diner

15' 9" x 7' 10" (4.80m x 2.39m)

With window to the side elevation, wall and base units with work surface over, under stairs storage cupboard, oven and gas hob with extractor fan over, part tiled walls, wood effect floor, heated towel rail.



### **Utility Area**

12' 0" x 5' 6" (3.66m x 1.68m)

With window and door to the rear elevation, roof window, wall and base units with work surface over, sink and drainer, place for washing machine and tumble dryer, part tiled walls, wood effect floor, radiator.

### **Ground Floor Bedroom**

8' 9" x 89' 0" (2.67m x 27.13m)

With window to the rear elevation, built-in storage cupboards, storage heater.

### **En-Suite**

8' 9" x 2' 11" (2.67m x 0.89m)

With shower cubicle, wash hand basin, low-level WC, medicine cabinet, part tiled walls, tiled floor, heated towel rail.

### **First Floor Landing**

With window to the side elevation, loft access.

### **Bedroom One**

11' 11" x 10' 10" (3.63m x 3.30m)

With window to the front elevation, built-in wardrobes, radiator.

### **Bedroom Two**

10' 4" x 9' 7" (3.15m x 2.92m)

With window to the rear elevation, fitted wardrobe, radiator.

### **Bathroom**

7' 4" x 5' 11" (2.24m x 1.80m)

With window to the rear elevation, low-level WC, wash hand basin, medicine cabinet, bath with shower over, tiled walls, heated towel rail.

### **Front Garden**

Paved frontage with shrubs.

### **Rear Garden**

With slate patio area, lawn, paved pathway, mature flowerbeds and shrubs, sheds, fencing to perimeter, water supply.

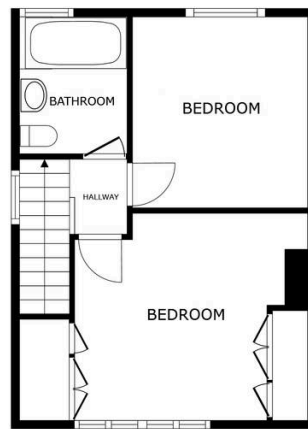
### **Driveway**

Providing off road parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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