



Berkeley Close, Oadby

£425,000

Situated on a CORNER PLOT this FOUR BEDROOM detached home in Oadby has two reception rooms, a downstairs WC, a kitchen, four bedrooms, a family bathroom, a driveway and a garage.





Entrance Hall

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

WC

7' 10" x 2' 10" (2.39m x 0.86m)

With a double-glazed window to the side, laminate flooring, WC, wash hand basin and a radiator.

Living Room

14' 3" x 11' 8" (4.34m x 3.56m)

With a double-glazed bay window to the front elevation, carpeting, electric fire, radiator and double doors to the dining room.

Dining Room

11' 7" x 7' 10" (3.52m x 2.39m)

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

Kitchen

14' 6" x 7' 3" (4.42m x 2.21m)

With two double-glazed windows to the rear elevation, a double-glazed door to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splash backs, oven, induction hob, extraction fan, wine cooler and a radiator.

Landing

With a storage cupboard, carpeting and a radiator.



Bedroom One

13' 3" x 11' 4" (4.04m x 3.45m)

With a double-glazed window to the front elevation, storage cupboard, fitted wardrobes and overhead unit, fitted desk, carpeting and a radiator.

Bedroom Two

11' 2" x 10' 4" (3.40m x 3.15m)

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

Bedroom Three

11' 3" x 8' 6" (3.43m x 2.59m)

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

Bedroom Four

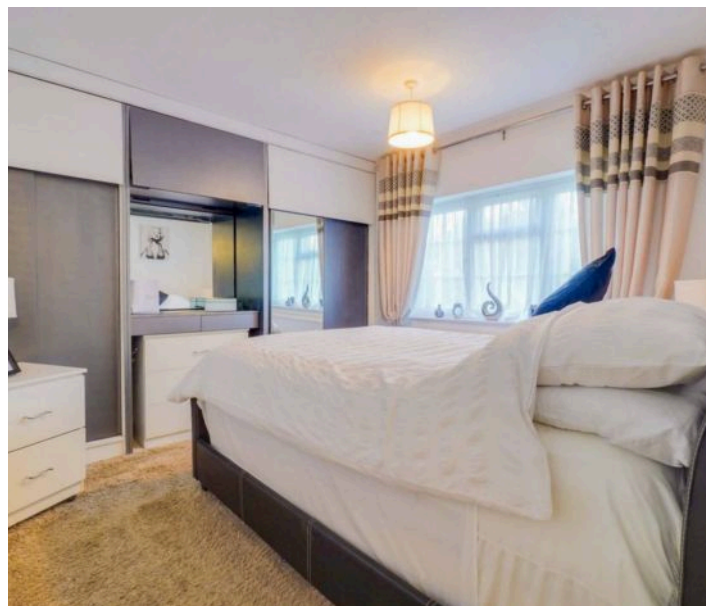
7' 5" x 7' 2" (2.26m x 2.18m)

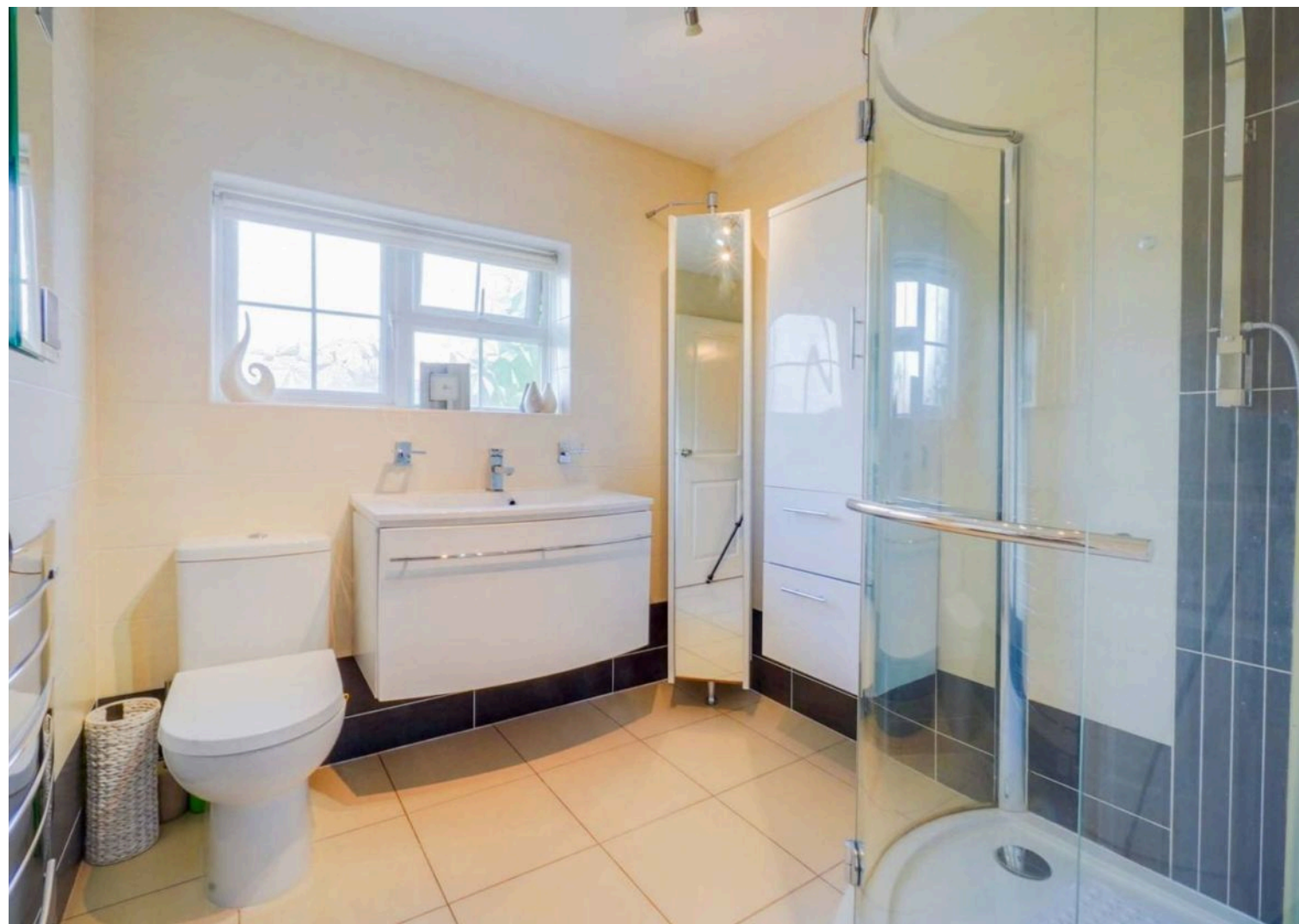
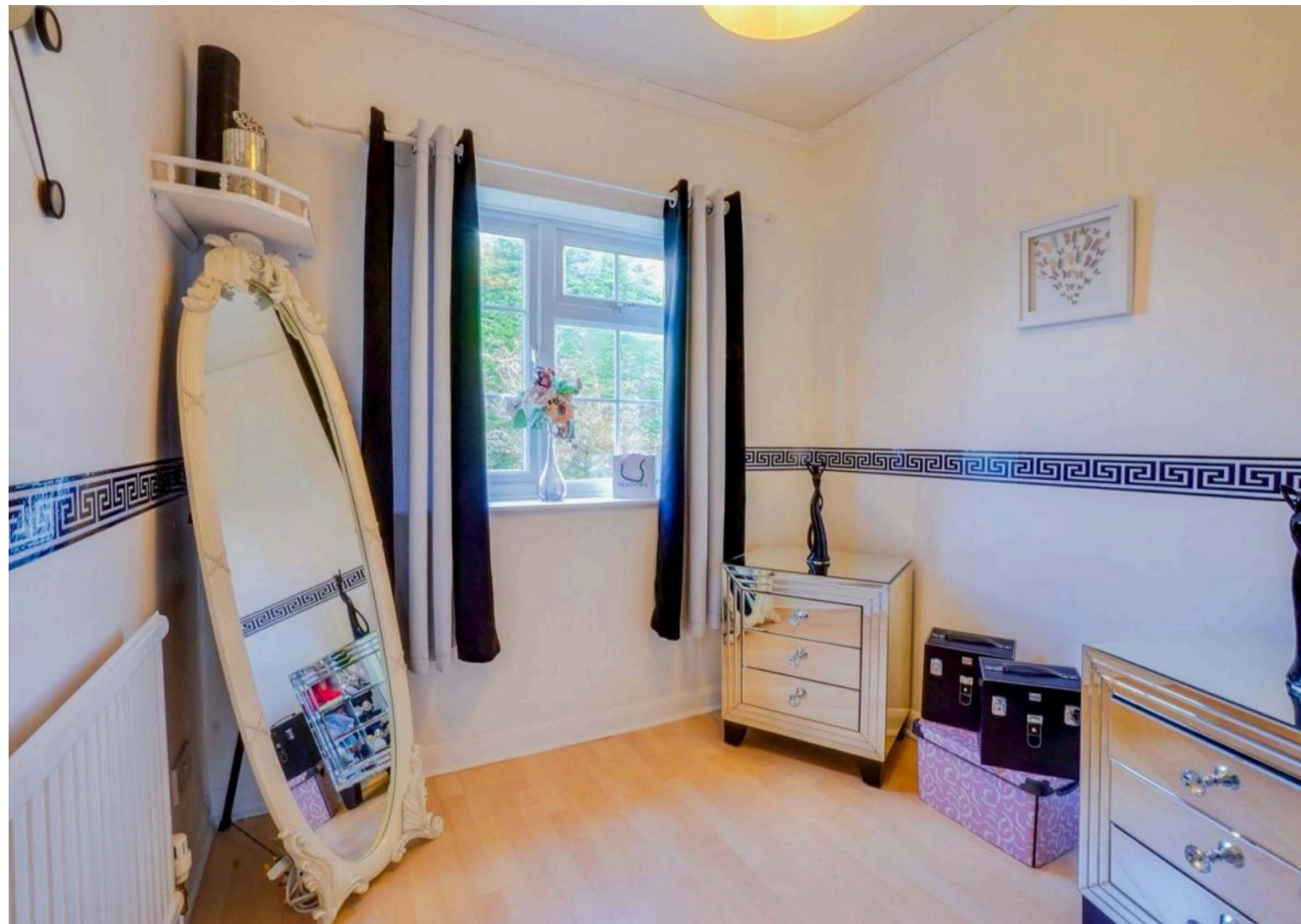
With a double-glazed window to the rear elevation, laminate flooring, fitted wardrobe, shelving and a radiator.

Bathroom

7' 3" x 7' 1" (2.21m x 2.16m)

With a double-glazed window to the rear elevation, tiled flooring, tiled walls, wash hand basin, WC, shower cubicle, fitted wall units and radiator.









Garden

With three separate patio seating areas and a generous lawn area.

Driveway

For two vehicles

Garage

For one vehicle.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 50.5 m² FLOOR 2 59.5 m²
TOTAL : 110.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 50.5 m² FLOOR 2 59.5 m²
TOTAL : 110.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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