



Ashton Close, Oadby

£330,000

Located in a CUL-DE-SAC off Briar Meads, this extended semi-detached home offers LARGER THAN AVERAGE family living featuring a 20FT sitting room that flows into an extended dining area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Porch

With internal door leading to sitting room.

Sitting Room 20' 3" x 15' 6" (6.17m x 4.72m)

With double glazed window to the front elevation, gas fire with fire surround, stairs to first floor, TV point, two radiators, open aspect leading to dining room.

Dining Room 12' 8" x 8' 10" (3.86m x 2.69m)

With double glazed patio doors to rear garden, double glazed window to the side elevation, radiator.

Kitchen 13' 0" x 8' 1" (3.96m x 2.46m)

With double glazed window to the rear elevation, built-in oven and gas hob with filter hood over, stainless steel sink and drainer unit with a range of wall and base units with work surface over, plumbing for washing machine, breakfast bar, radiator, double glazed door leading to side lobby.



Side Lobby 19' 5" x 6' 8" (5.92m x 2.03m)

With double glazed doors to the front and rear elevations, tiled floor, wall mounted boiler, internal door to garage.

First Floor Landing

With loft access having pull down ladder, airing cupboard.

Bedroom One 12' 5" x 12' 3" (3.78m x 3.73m)

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

Bedroom Two 11' 10" x 8' 6" (3.61m x 2.59m)

With double glazed window to the front elevation, fitted wardrobes and drawers, built-in cupboard, radiator.

Bedroom Three 12' 5" x 7' 9" (3.78m x 2.36m)

With double glazed window to the rear elevation, built-in cupboard, radiator.

Bathroom 8' 8" x 8' 2" (2.64m x 2.49m)

With double glazed windows to the rear and side elevations, bath with electric shower over, pedestal wash hand basin, low-level WC, part tiled walls, radiator.

Front Garden

Block paved frontage with lawn, inset shrubs.

Rear Garden

Established attractive rear garden with paved patio area, lawn, flowerbeds and shrubs, trees, shed, fencing to perimeter.

Driveway 1 vehicle

Garage 1 vehicle

Measuring 16'9" x 8'. With up and over door to the front elevation, power and lighting, under stairs storage cupboard, meters.



FLOOR 1

GRAND INTERNAL AREA
 FLOOR 1 48.5 m² FLOOR 2 48.5 m²
 TOTAL : 129.1 SF
SEEK AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

GRAND INTERNAL AREA
 FLOOR 1 48.5 m² FLOOR 2 48.5 m²
 TOTAL : 129.1 SF
SEEK AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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