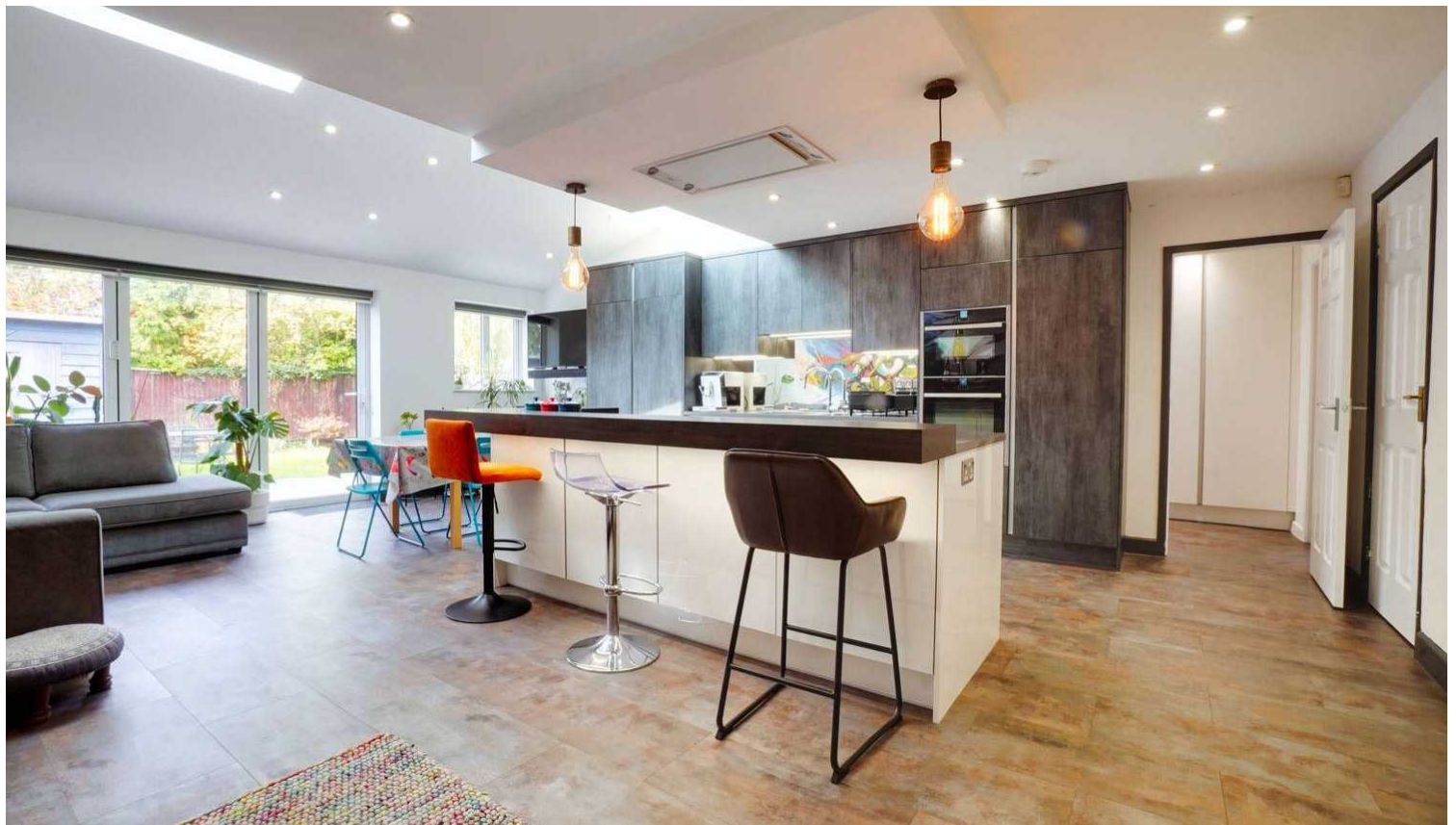


## Cooper Gardens, Oadby

£450,000

If you are seeking a FOUR BEDROOM residence in Oadby, this EXCEPTIONAL OPPORTUNITY awaits. Featuring a stunning extended fitted kitchen diner complete with integrated appliances, and three shower rooms.





#### **Entrance Porch**

With radiator.

#### **Lounge**

13' 9" x 13' 4" (4.19m x 4.06m)

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

#### **Extended Kitchen Diner**

23' 6" x 18' 1" (7.16m x 5.51m)

With double glazed bi-folding doors to the rear elevation, double glazed window to the rear elevation, two double glazed skylight windows with solar powered automatic blinds, under floor heating, luxury vinyl tile style floor, wall and base units with with surface over, breakfast bar, induction hob, one and a half sink and drainer, double oven, integrated fridge freezer, integrated fridge freezer, pantry cupboard, two wall mounted radiators.

#### **Utility Room**

15' 8" x 6' 3" (4.78m x 1.91m)

With double glazed door to the side elevation, double glazed skylight window, under floor heating, luxury vinyl tile style floor, wall and base units, plumbing for washing machine and rumble dryer, sink and drainer.

#### **Study**

7' 11" x 7' 10" (2.41m x 2.39m)

With double glazed window to the side elevation, fuse box, heated floor, luxury vinyl tile style floor, wall and base units, fitted desk.



**Ground Floor Shower Room**

7' 2" x 6' 3" (2.18m x 1.91m)

With double glazed window to the rear elevation, tiled floor, tiled walls, under floor heating, low-level WC, wash hand basin, shower cubicle, wall mounted radiator.

**First Floor Landing**

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

**Bedroom One**

12' 8" x 11' 3" (3.86m x 3.43m)

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

**En-Suite**

6' 8" x 4' 6" (2.03m x 1.37m)

Measurement into shower cubicle. With double glazed window to the side elevation, shower cubicle, tiled floor, tiled walls, low-level WC, wash hand basin, wall mounted radiator.

**Bedroom Two**

9' 7" x 8' 4" (2.92m x 2.54m)

With double glazed window to the rear elevation, radiator.

**Bedroom Three**

10' 9" x 8' 2" (3.28m x 2.49m)

With double glazed window to the front elevation, radiator.









### **Bedroom Four**

9' 3" x 8' 4" (2.82m x 2.54m)

With double glazed window to the rear elevation, radiator.

### **Shower Room**

8' 3" x 5' 6" (2.51m x 1.68m)

With double glazed window to the rear elevation, wood effect tiled floor, tiled walls, shower cubicle, low-level WC, wash hand basin, fitted storage, wall mounted radiator.

### **Front Garden**

A paved frontage with fencing to the left hand perimeter, flowerbeds and shrubs.

### **Rear Garden**

With paved patio seating area, lawn, further paved patio seating areas, flowerbeds and shrubs, shed.

### **Driveway 3 vehicles**

**Garage**  
Measuring 8'2" x 7'10". Limited access, ideal for storage, with water softener, boiler, electric charging point, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is ideally situated for Oadby's highly regarded schools such as Woodland Grange Primary School and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available including The Grange Farm Country Pub & Restaurant and 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

**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.