



## Nene Court, Oadby

£270,000

If you're seeking a PEACEFUL AND PRIVATE home set back from the main road, this THREE BEDROOM end-terrace could be ideal for you. Parking is available via a GARAGE and communal parking around the corner.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 271 3333





**Entrance Hall**

With double glazed window and door to the front elevation, stairs to first floor, meter cupboard, laminate floor, radiator.

**Lounge**

11' 11" x 11' 1" (3.63m x 3.38m)

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

**Kitchen Diner**

17' 3" x 10' 7" (5.26m x 3.23m)

With two double glazed windows to the rear elevation, double glazed door to the rear elevation, wall and base units with work surface over, sink and drainer unit, laminate floor, part tiled walls, fitted oven and hob with extractor hood over, plumbing for washing machine, plumbing for dishwasher, gas boiler.



### **First Floor Landing**

With loft access.

### **Bedroom One**

11' 0" x 9' 5" (3.35m x 2.87m)

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

### **Bedroom Two**

11' 11" x 8' 5" (3.63m x 2.57m)

With double glazed window to the front elevation, radiator.

### **Bedroom Three**

8' 7" x 7' 4" (2.62m x 2.24m)

With double glazed window to the front elevation, radiator.

### **Bathroom**

6' 0" x 5' 5" (1.83m x 1.65m)

With double glazed window to the rear elevation, bath with shower over, low-level WC, wash hand basin, part tiled walls, radiator.

### **Front Garden**

Small front garden area with lawn, flowerbeds and shrubs, paved pathway.

### **Rear Garden**

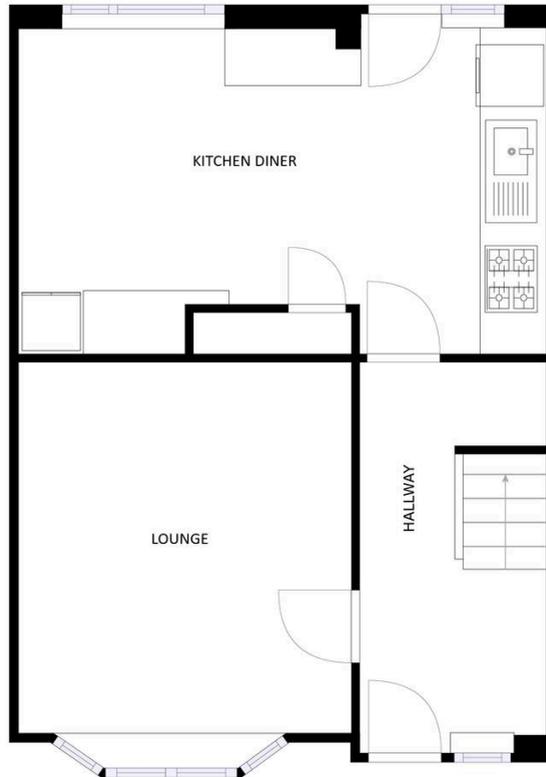
With gate and side access, paved pathway, lawn, flowerbeds and shrubs.

### **Parking**

Situated around the corner.

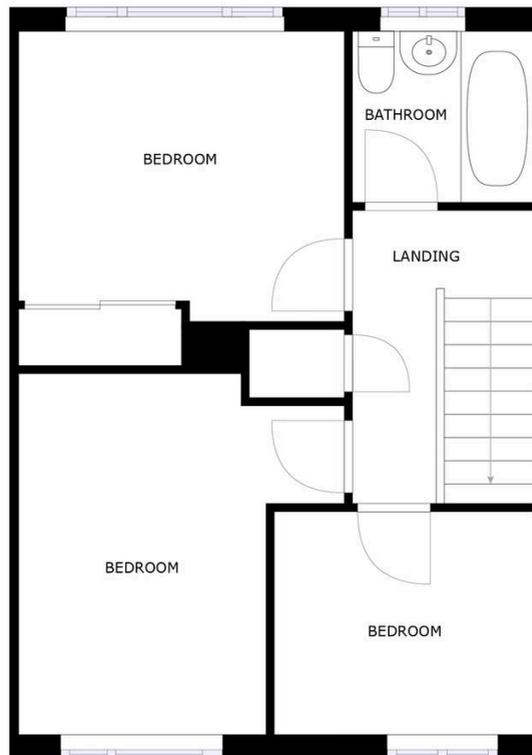
### **Garage**

Situated around the corner. Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.