

## Vandyke Road, Oadby

£350,000

This detached property, offered with NO UPWARD CHAIN, boasts a two-storey rear EXTENSION, featuring an impressive L-shaped open-plan lounge dining room exceeding 29ft. There is also POTENTIAL for further extensions to the side and rear extension, subject to the necessary planning permissions.



Knightsbridge  
Estate Agents

0116 271 3333

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E







**Entrance Porch**

With internal door leading to entrance hall.

**Entrance Hall**

With stairs to first floor, radiator.

**Ground Floor WC**

7' 0" x 2' 10" (2.13m x 0.86m)

With double glazed window to the front elevation, low-level WC, wash hand basin, radiator.

**L Shaped Open Plan Lounge Dining Room**

29' 2" x 16' 4" (8.89m x 4.98m)

Measurement narrowing to 11'5". With double glazed window to the front elevation, double glazed window to the rear elevation, patio doors to rear garden, gas fire with fire surround, three radiators.



### **Front Garden**

Lawn front garden with flowerbeds and shrubs.

### **Rear Garden**

Established rear garden with paved patio area, steps leading to lawn, flowerbeds and shrubs, trees, gap leading to further lawn area, apple tree, greenhouse, fencing to perimeter, gate to side access.

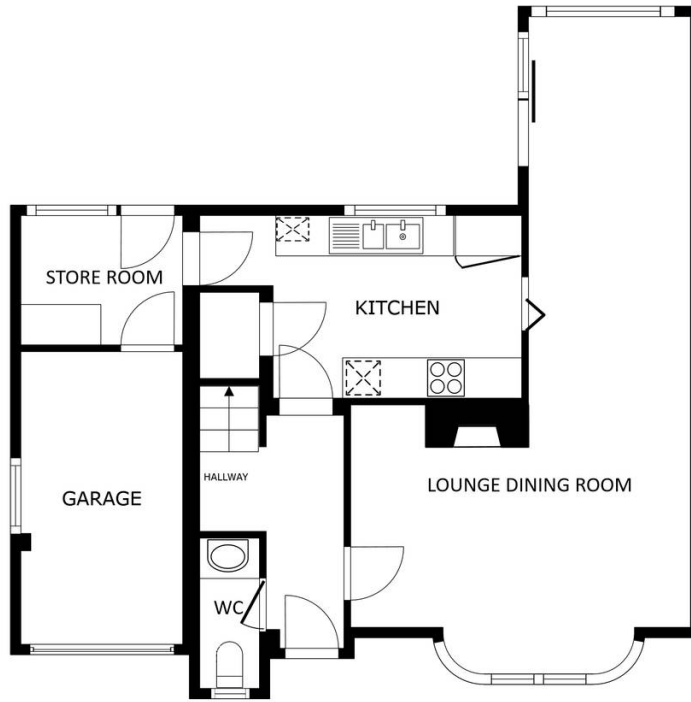
### **Driveway**

Providing off road parking.

### **Garage**

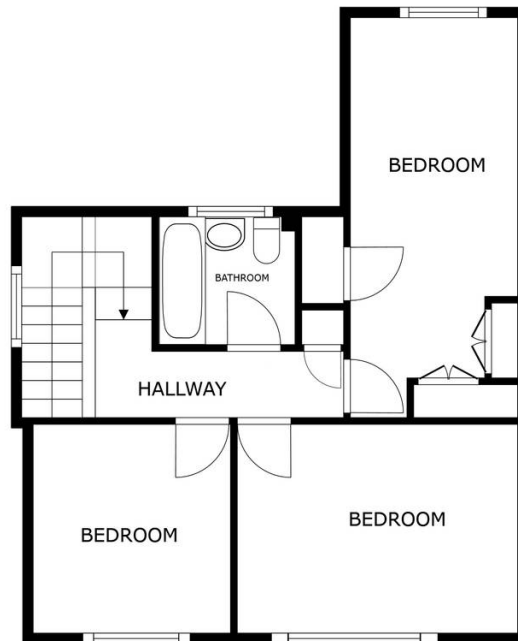
Measuring 15'9" x 8'. With up and over door to the front elevation, window to the side elevation, power and lighting.





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.