

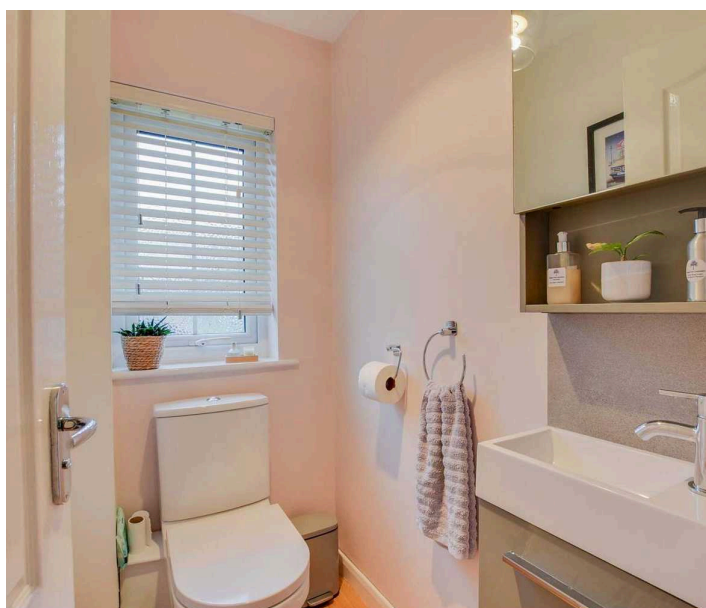
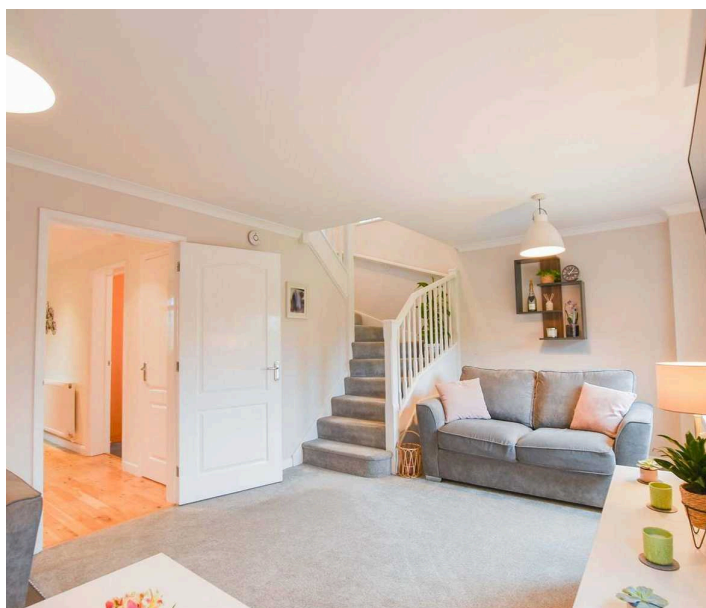


Needham Close, Oadby

£375,000

Located in a desirable cul-de-sac on the OADBY GRANGE DEVELOPMENT, this stylish EX-SHOW HOME features three double bedrooms, a 20FT SITTING ROOM, a dining room, a modern kitchen breakfast room, and mature gardens, with scope for an extension (subject to planning permissions).





Entrance Lobby

With wooden flooring.

Ground Floor WC

5' 1" x 3' 6" (1.55m x 1.07m)

With a double-glazed window to the front elevation, WC and wash hand basin.

Dining Room

10' 9" x 10' 8" (3.28m x 3.25m)

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

Kitchen Breakfast Room

18' 0" x 8' 8" (5.49m x 2.64m)

With a double-glazed window to the front 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, double oven, hob, chimney hood, dishwasher, plumbing for a washing machine, cupboard housing the boiler, tiled flooring and a radiator.

Sitting Room

20' 0" x 11' 0" (6.10m x 3.35m)

With a double-glazed window and French doors to the rear elevation, stairs to the first-floor landing and two radiators.



First Floor Landing

With a double-glazed window to the side elevation, radiator and loft access leading to a partly boarded loft space.

Bedroom One

15' 3" x 10' 7" (4.65m x 3.23m)

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

Bedroom Two

13' 0" x 9' 3" (3.96m x 2.82m)

With a double-glazed window to the rear elevation and a radiator.

Bedroom Three

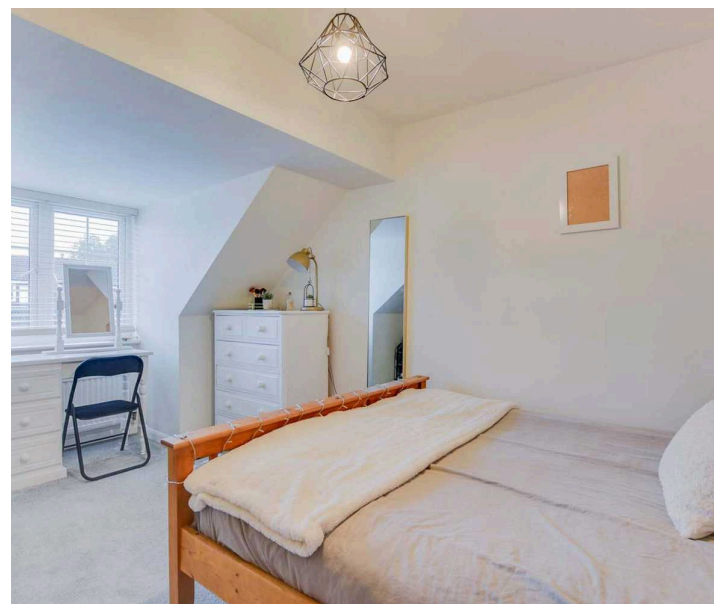
15' 5" x 9' 2" (4.70m x 2.79m)

With a double-glazed window to the front elevation and a radiator.

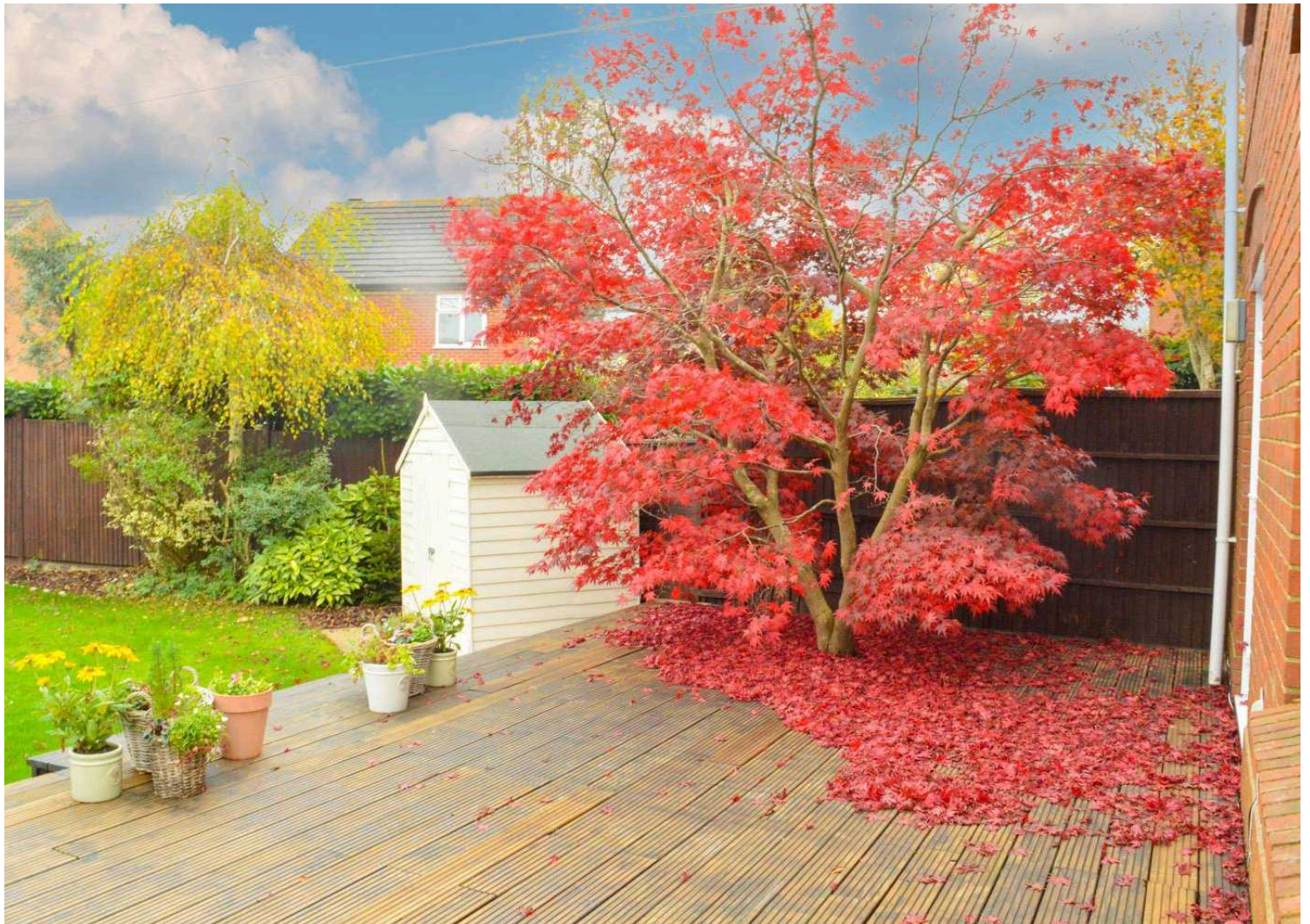
Bathroom

6' 8" x 7' 6" (2.03m x 2.29m)

With a double-glazed window to the rear elevation, bath with electric shower over, WC, wash hand basin, tiled flooring and a heated chrome towel rail.









Front Garden

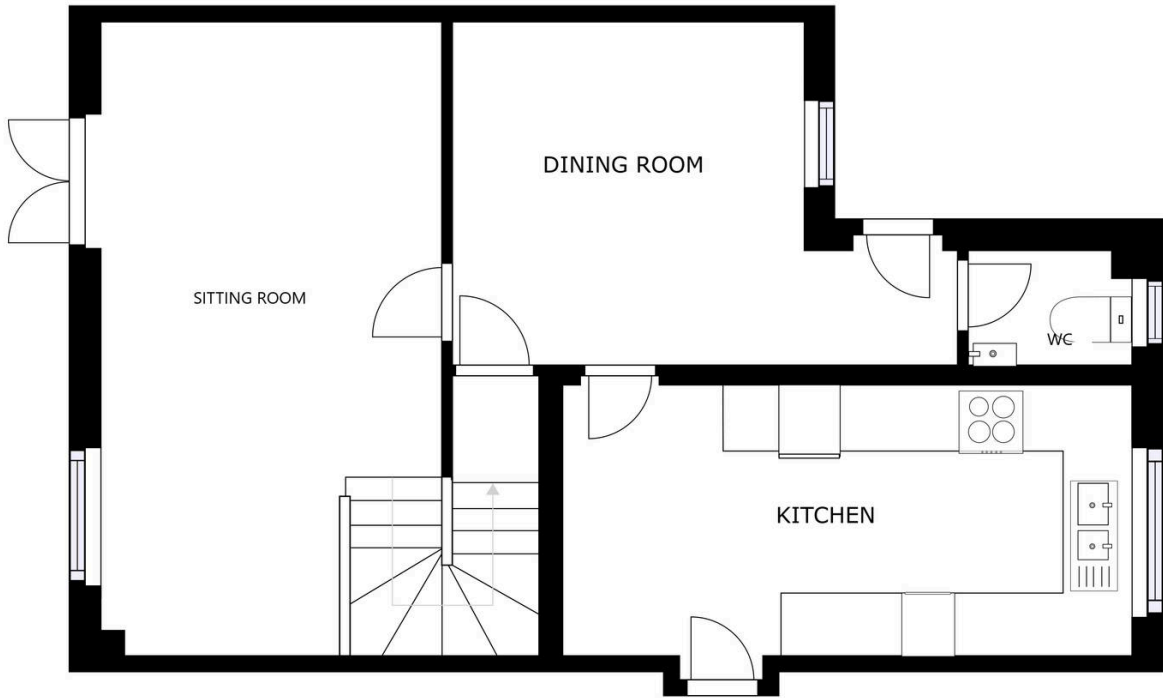
A mainly lawned front garden with potential to the side to create further parking (if required).

Rear Garden

An established rear garden with a generously sized decking area, mature Acer tree, steps leading to a mainly lawned rear garden, well-stocked flower beds, fencing to the perimeter, lawned area to the side with storage shed and gate to the side access.

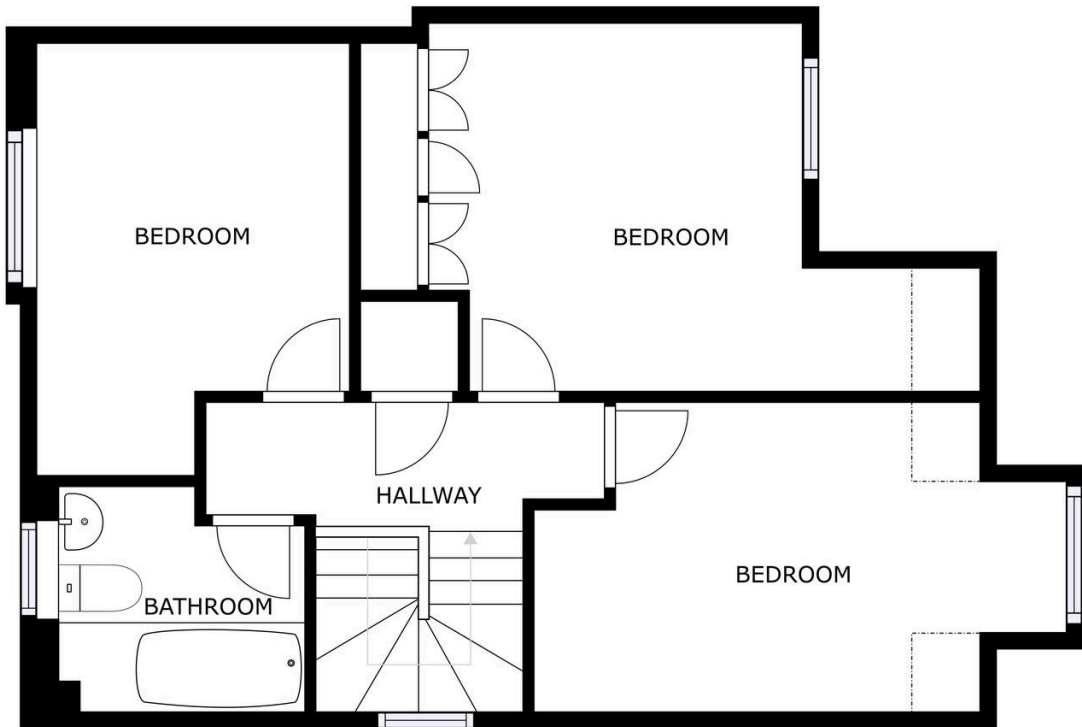
Driveway

With parking for two vehicles.



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 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

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.