



## Beaufort Close, Oadby

£525,000

Offered for sale with NO UPWARD CHAIN is this FIVE BEDROOM detached house perfect for that multi generational family. Parking is available via a driveway and a double garage.





#### **Entrance Lobby**

With Karndean floor, radiator.

#### **Entrance Hall**

With stairs to first floor, under stairs storage cupboard, Karndean floor, radiator.

#### **Ground Floor WC**

5' 7" x 3' 4" (1.70m x 1.02m)

With low-level WC, wash hand basin, part tiled walls, Karndean floor, radiator.

#### **Kitchen**

20' 1" x 9' 7" (6.12m x 2.92m)

With double glazed French doors to the rear elevation, double glazed window to the side elevation, vinyl floor, wall and base units with work surfaces over, glazed splash backs, fitted double oven and hob with extractor fan over, one and a half bowl sink and drainer, radiator.

#### **Reception Room**

12' 1" x 390' 5" (3.68m x 119.00m)

With double glazed French doors to the rear elevation, bay window to the side elevation, solid wood floor, radiator.

#### **Ground Floor Fifth Bedroom**

15' 5" x 9' 8" (4.70m x 2.95m)

With double glazed window to the side elevation, solid wood floor, radiator.





#### **En-Suite**

8' 6" x 5' 6" (2.59m x 1.68m)

With double glazed skylight window to the front elevation, electric shower/wet room area, low-level WC, wash hand basin, ladder style towel rail/radiator.

#### **Dining Room**

19' 0" x 11' 5" (5.79m x 3.48m)

With two double glazed skylight windows to the rear elevation, double glazed bi-folding doors to the rear elevation, two double glazed windows to the rear elevation, engineered wood floor, two radiators.

#### **Lounge**

17' 0" x 10' 2" (5.18m x 3.10m)

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

#### **Reception Room Two**

10' 5" x 7' 10" (3.18m x 2.39m)

With radiator.

#### **First Floor Landing**

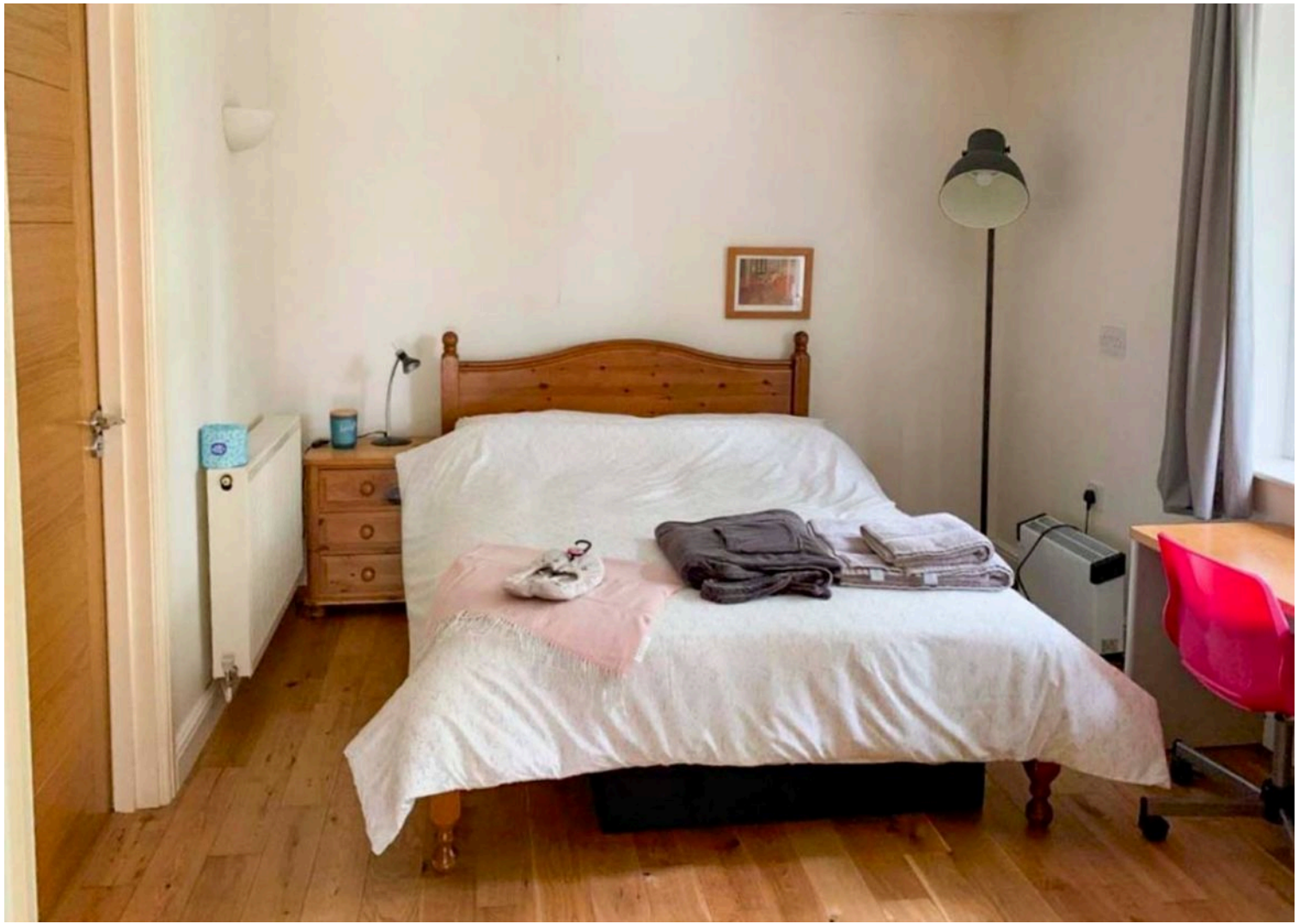
With double glazed window to the front elevation, storage cupboard housing gas boiler, loft access.

#### **Principal Bedroom**

11' 5" x 10' 5" (3.48m x 3.18m)

With double glazed French doors to the rear elevation providing access to a small balcony area, radiator.









### **Office/Walk-In Wardrobe Area**

11' 9" x 5' 5" (3.58m x 1.65m)

With double glazed window to the rear elevation, radiator.

### **En-Suite**

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

With double glazed window to the side elevation, bath with overhead electric shower, low-level WC, wash hand basin, vinyl floor, ladder style towel rail/radiator.

### **Laundry Room**

4' 9" x 4' 3" (1.45m x 1.30m)

With wash hand basin, part tiled walls, vinyl floor, ladder towel rail/radiator.

### **Bedroom Two**

10' 2" x 9' 10" (3.10m x 3.00m)

With double glazed windows to the rear elevation, radiator.

### **Bedroom Three**

10' 5" x 7' 6" (3.18m x 2.29m)

With double glazed window to the rear elevation, radiator.

### **Bedroom Four**

7' 5" x 6' 6" (2.26m x 1.98m)

With double glazed window to the front elevation, built-in fitted bunk bed with desk below, radiator.

### **Bathroom**

9' 11" x 6' 1" (3.02m x 1.85m)

Measurement into shower cubicle. With double glazed window to the front elevation, vinyl floor, part tiled walls, shower cubicle, bath, low-level WC, wash hand basin, ladder style towel rail/radiator.

### **Rear Garden**

With chicken coop, lawn, metal and wooden fencing to perimeter.

### **Driveway 3 Vehicles**

### **Double Garage 2 vehicles**

Measuring 17'11" x 14'11". With electric remote controlled door to the front elevation, power and lighting, door to the rear leading to storage shed, further door to the rear garden.



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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

**We'll keep you moving...**



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