



## Elizabeth Drive, Oadby

£250,000

This end terrace bungalow is a perfect venture featuring a MODERN AESTHETIC throughout. Providing two reception rooms, kitchen, STYLISH SHOWER ROOM and two bedrooms, one featured on the first floor.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



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### **Entrance Porch**

With access to entrance hall.

### **Entrance Hall**

With laminate floor, LVT floor, radiator.

### **Lounge**

Measurement narrowing to 11'9". With double glazed bay windows to the front, rear and side elevations, LVT flooring, stairs to first floor, two radiators.

### **Ground Floor Bedroom**

14' 8" x 7' 2" (4.47m x 2.18m)

With double glazed windows to the front and rear elevations, fitted desk, radiator.



### **Open Plan Kitchen**

13' 9" x 8' 8" (4.19m x 2.64m)

With double glazed bay window to the side elevation, vinyl floor, wall and base units with work surface over, part tiled walls, integrated oven and hob, extractor fan, integrated fridge freezer, integrated dishwasher, one and a half bowl sink and drainer unit, space for washing machine, radiator.

### **Dining Room**

15' 5" x 13' 11" (4.70m x 4.24m)

With double glazed windows to lounge, double glazed windows and French doors to the rear elevation, double glazed door to the ground floor bedroom, LVT flooring, radiator.

### **Ground Floor WC**

5' 7" x 2' 5" (1.70m x 0.74m)

With double glazed window to the rear elevation, part tiled walls, vinyl floor, low-level WC, wash hand basin with storage below.

### **Ground Floor Shower Room**

8' 3" x 6' 1" (2.51m x 1.85m)

With double glazed window to the rear elevation, walk-in shower cubicle, storage units, wash hand basin, anti-fog bathroom mirror, low-level WC, wall panels, LVC flooring, built in laundry basket, boiler cupboard with ample storage space, ladder towel rail/radiator.

### **First Floor**

With door leading to the following rooms:

#### **Bedroom One**

12' 4" x 8' 9" (3.76m x 2.67m)

With double glazed window to the rear elevation, storage cupboard, further storage cupboard/wardrobe area (restricted headroom), radiator.

#### **Front Garden**

With gravelled area, flowerbeds and shrubs, paved pathway.

#### **Rear Garden**

With paved patio area, flowerbeds and shrubs, lawn, outdoor garden room/office, fenced and hedged perimeter.

#### **Parking**

Paved driveway providing off road parking.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 91.1 m<sup>2</sup> FLOOR 2 13.9 m<sup>2</sup>  
 TOTAL : 105.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 91.1 m<sup>2</sup> FLOOR 2 13.9 m<sup>2</sup>  
 TOTAL : 105.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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