



## Pipistrelle Way, Oadby

£245,000

A CHARMING two-bedroom semi-detached family home located providing an ideal FIRST TIME purchase or investment opportunity. Outside enjoys a garage and off-road parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 271 3333







### Entrance Hall

With stairs to first floor, radiator.

### Ground Floor WC

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

### Lounge

13' 9" x 9' 6" (4.20m x 2.90m)

With double glazed window to the front elevation, TV point, radiator, door leading to kitchen diner.

### Kitchen Diner

12' 8" x 9' 6" (3.85m x 2.89m)

With double glazed window to the rear elevation, double glazed door to the rear elevation, wall and base units with work surfaces over, stainless steel sink, drainer and mixer tap, inset four ring gas hob and oven, extractor hood, stainless steel splash back, plumbing for washing machine, space for freestanding fridge freezer, wall mounted boiler, part tiled walls, radiator.



### **First Floor Landing**

With loft access, access to the following rooms:

#### **Bedroom One**

9' 6" x 8' 4" (2.90m x 2.53m)

With double glazed window to the front elevation, built-in wardrobes, radiator.

#### **Bedroom Two**

12' 7" x 8' 3" (3.84m x 2.52m)

With double glazed window to the rear elevation, radiator.

#### **Bathroom**

6' 3" x 5' 7" (1.91m x 1.70m)

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

### **Front Garden**

With paved pathway to the front door, lawn area.

### **Rear Garden**

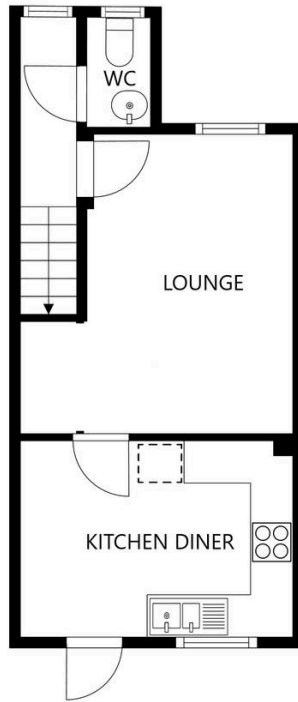
With paved patio area, lawn, fencing to perimeter, access to garage.

### **Driveway** 2 Vehicles

Tarmac driveway providing off road parking.

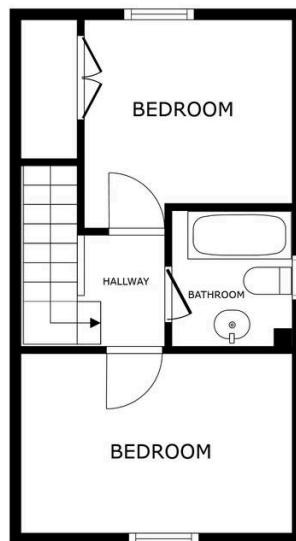
### **Garage** 1 Vehicle

With up and over door to the front elevation.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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