

Erringtons Close, Oadby

£290,000

If you are looking for a FOUR BEDROOM property situated in the Glen Rise/Oadby areas then look no further. This beautifully designed THREE STOREY town house could be the perfect opportunity you seek.





Entrance Hall

With wooden floor, stairs to first floor, radiator.

Ground Floor WC

6' 3" x 2' 7" (1.91m x 0.79m)

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

Kitchen Diner

15' 8" x 11' 8" (4.78m x 3.56m)

With double glazed French doors and window to the rear elevation, part wooden floor, part tiled floor, wall and base units with work surface over, one and a half bowl sink and drainer unit, fitted oven and hob, extractor hood, space for under counter fridge, space for under counter freezer, space for washing machine, space part tiled walls, radiator.

First Floor Landing

With double glazed window to the front elevation, carpet floor, stairs to second floor, radiator.

Lounge

15' 8" x 11' 9" (4.78m x 3.58m)

With two double glazed windows to the rear elevation, carpet floor, gas fire with surround and hearth, two radiators.



Bathroom

8' 10" x 5' 7" (2.69m x 1.70m)

With vinyl floor, part tiled walls, bath, wash hand basin, low-level WC, wall mounted towel rail/radiator.

Bedroom Three

9' 11" x 8' 11" (3.02m x 2.72m)

With double glazed window to the front elevation, carpet floor, radiator.

Second Floor Landing

With carpet floor, storage cupboard, loft access, radiator.

Bedroom One

13' 11" x 9' 6" (4.24m x 2.90m)

Measurement up to wardrobes. With double glazed window to the front elevation, fitted wardrobes, carpet floor, radiator.



En-Suite

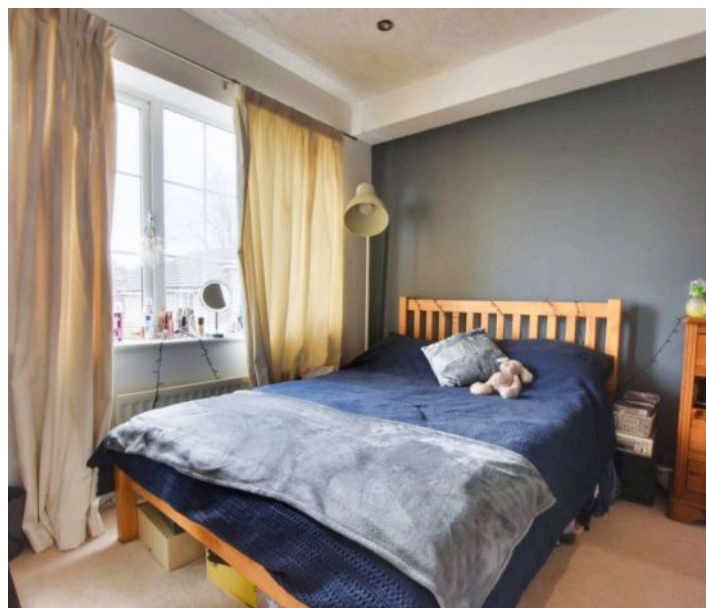
6' 7" x 5' 11" (2.01m x 1.80m)

With double glazed window to the front elevation vinyl floor, wash hand basin with storage below, low-level WC, shower cubicle, radiator.

Bedroom Two

11' 10" x 9' 6" (3.61m x 2.90m)

With double glazed window to the rear elevation, carpet floor, radiator.









Bedroom Four

8' 7" x 5' 11" (2.62m x 1.80m)

With double glazed window to the rear elevation, carpet floor, radiator.

Front Garden

Paved pathway.

Rear Garden

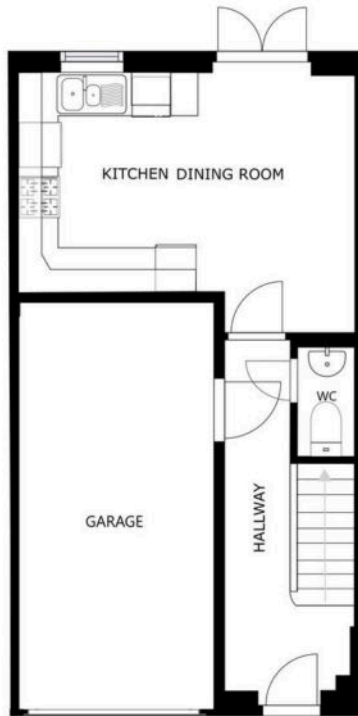
With paved patio seating area, lawn, fenced and walled perimeter.

Driveway

Providing off road parking.

Garage

Measuring 15'3" x 9'2". With up and over door to the front elevation. Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1

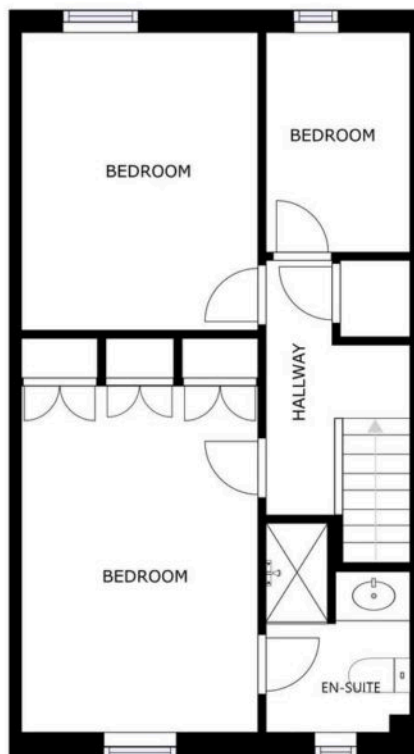
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

We'll keep you moving...



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