

## Rawlings Court, Oadby

Offers Over £375,000

This private detached home in Oadby offers a spacious driveway, garage, beautiful garden, three bedrooms, and an en-suite. Contact our Oadby office to learn more!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





### Entrance Hall

With a door to the front elevation, laminate flooring, stairs to the first-floor landing, access to the garage and a radiator.

### Kitchen

10' 10" x 7' 0" (3.30m x 2.13m)

With a double-glazed window to the front elevation, laminate flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, hob, extraction fan, dishwasher, fridge and a radiator.

### Downstairs WC

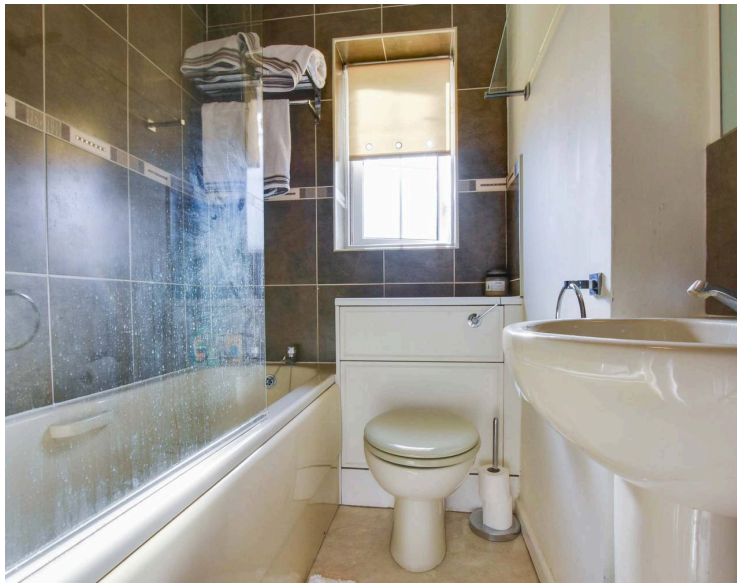
5' 1" x 2' 10" (1.55m x 0.86m)

With a double-glazed window to the side elevation, laminate flooring, WC, wash hand basin and a radiator.

### Lounge Diner

18' 10" x 11' 2" (5.74m x 3.40m)

With a double-glazed French doors to the rear elevation, a double-glazed window to the rear elevation, carpeting and two radiators.



### **First Floor Landing**

With a double-glazed window to the side elevation, carpeting and a radiator.

### **Bedroom One**

11' 2" x 8' 9" (3.40m x 2.67m)

With a double-glazed window to the rear elevation, built-in wardrobes, carpeting and a radiator.

### **En-Suite**

5' 2" x 4' 10" (1.57m x 1.47m)

With a double-glazed window to the rear elevation, walk-in shower cubicle, Wc, Wash hand basin and a radiator.

### **Bedroom Two**

9' 8" x 9' 5" (2.95m x 2.87m)

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

### **Bedroom Three**

8' 10" x 8' 0" (2.69m x 2.44m)

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

### **Bathroom**

8' 2" x 5' 2" (2.49m x 1.57m)

With a double-glazed window to the rear elevation, vinyl flooring, bath, WC, wash hand basin, storage cupboard housing the boiler and a radiator.

### **Garden**

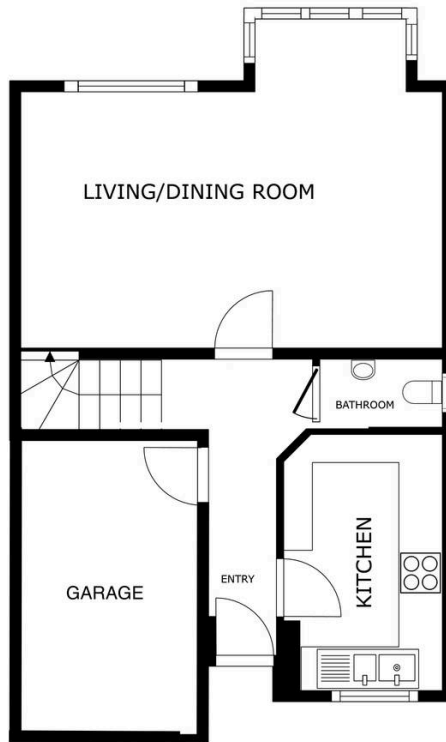
With a patio seating area, lawn and well-maintained borders.

### **Driveway**

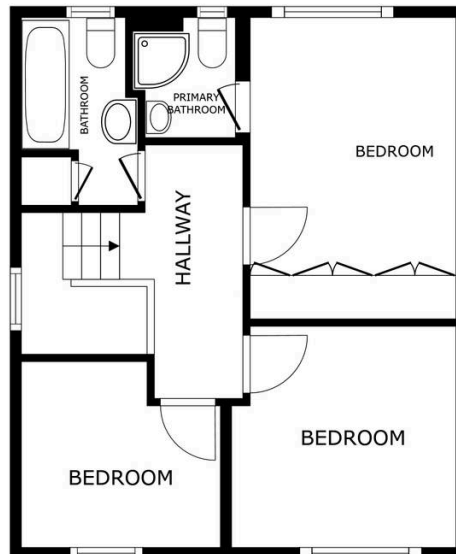
Tarmac Driveway for multiple cars

### **Garage**

15'2" x 8' With an up-and-over door to the front elevation, a double-glazed window to the side elevation, power and electric.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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