

Fairstone Hill, Oadby

£325,000

A SPACIOUS detached home with AMPLE PARKING facilities. Situated in an ideal location for amenities and schooling, this three bedroom detached property creates the IDEAL FAMILY HOME.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Porch

With double glazed window and sliding door to the front elevation, vinyl floor.

Entrance Hall

With double glazed window to the side elevation, carpet floor, stairs to first floor, under stairs storage, radiator.

Ground Floor WC

4' 11" x 2' 6" (1.50m x 0.76m)

With single glazed window to the side elevation, wash hand basin, low-level WC, vinyl floor.

Lounge

16' 0" x 11' 2" (4.88m x 3.40m)

With double glazed window to the front elevation, bi-fold doors to the rear elevation leading to dining room, carpet floor, radiator.



Dining Room

16' 3" x 8' 9" (4.95m x 2.67m)

With double glazed patio doors to the rear elevation, serving hatch to kitchen, carpet floor, two radiators.

Kitchen

13' 10" x 8' 2" (4.22m x 2.49m)

With double glazed window to the rear elevation, double glazed door to the side elevation, stainless steel sink and drainer unit, wall and base units with work surface over, two storage cupboards, part tiled walls, vinyl floor.

First Floor Landing

With double glazed window to the side elevation, carpet floor.

Bedroom One

13' 3" x 10' 0" (4.04m x 3.05m)

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

Bedroom Two

12' 2" x 11' 3" (3.71m x 3.43m)

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

Bedroom Three

8' 0" x 7' 3" (2.44m x 2.21m)

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

Bathroom

7' 4" x 5' 10" (2.24m x 1.78m)

With double glazed window to the rear elevation, vinyl floor, part tiled walls, low-level WC, wash hand basin with storage below, fitted wall units, bath with shower over, wall mounted towel rail/radiator.

Front Garden

Tarmac frontage.

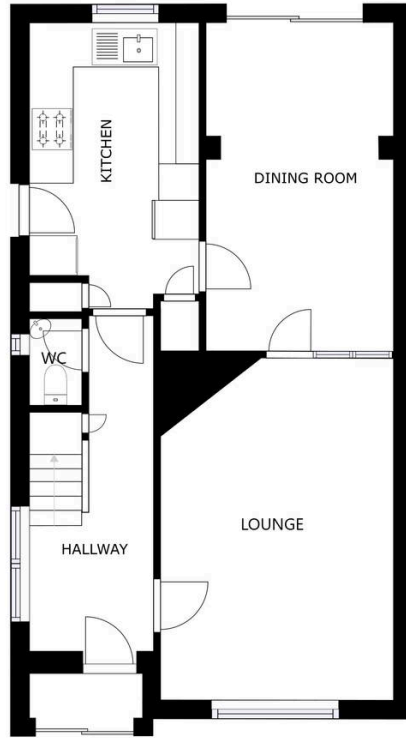
Rear Garden

With paved patio area, paved pathway, lawn, flowerbeds and shrubs, shed, gravelled area.

Parking 3 vehicles

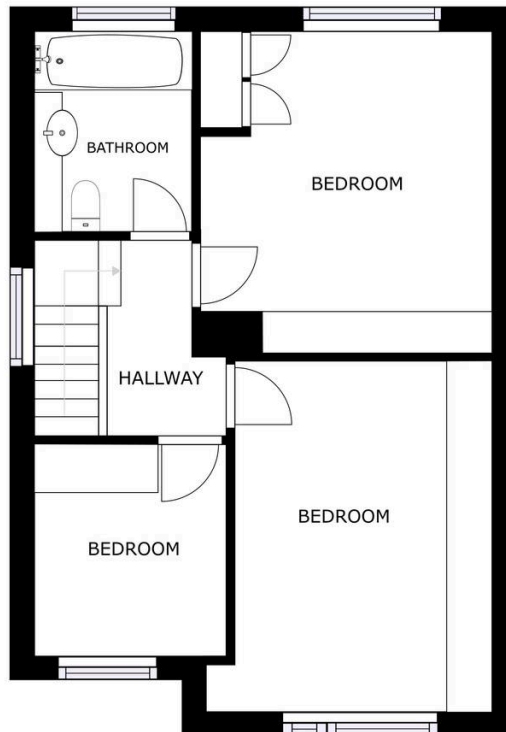
Garage

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.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.