

## Frensham Close, Oadby

Offers Over £500,000

A SPACIOUS and MODERNISED four/five-bedroom DETACHED bungalow offered with AMPLE off-road parking and a generous rear garden ideal for family living. There are also two shower rooms and bathroom.







#### **Entrance Hall**

With double glazed window and door to the front elevation, two storage cupboards, tiled floor, radiator.

#### **Shower Room**

7' 7" x 5' 10" (2.31m x 1.78m)

With double glazed window to the front elevation, tiled floor, tiled walls, low-level WC, walk-in shower, chrome ladder towel rail.

#### **Bedroom One**

12' 5" x 11' 0" (3.78m x 3.35m)

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

#### **Lounge**

22' 4" x 14' 1" (6.81m x 4.29m)

With double glazed sliding patio doors to the rear elevation, double glazed French doors to the rear elevation, tiled floor, radiator.

#### **Kitchen Diner**

13' 5" x 13' 3" (4.09m x 4.04m)

With double glazed French doors to the side elevation, double glazed windows to the rear and side elevations, skylight window, tiled floor, part tiled walls, wall and base units with work surface over, built-in oven and hob with extractor hood, sink and drainer unit, built-in dishwasher, under floor heating, two radiators.



#### Utility Room

11' 10" x 9' 4" (3.61m x 2.84m)

With double glazed window to the rear elevation, skylight window, tiled floor, base units with work surface over, plumbing for washing machine, radiator.

#### Rear Lobby/Study

12' 7" x 11' 9" (3.84m x 3.58m)

With double glazed window to the side elevation, tiled floor, under floor heating, storage cupboards, radiator.

#### Bedroom Two

11' 3" x 8' 8" (3.43m x 2.64m)

With double glazed window to the front elevation, fitted wardrobes with box cupboards over, tiled floor, radiator.

#### Bedroom Three

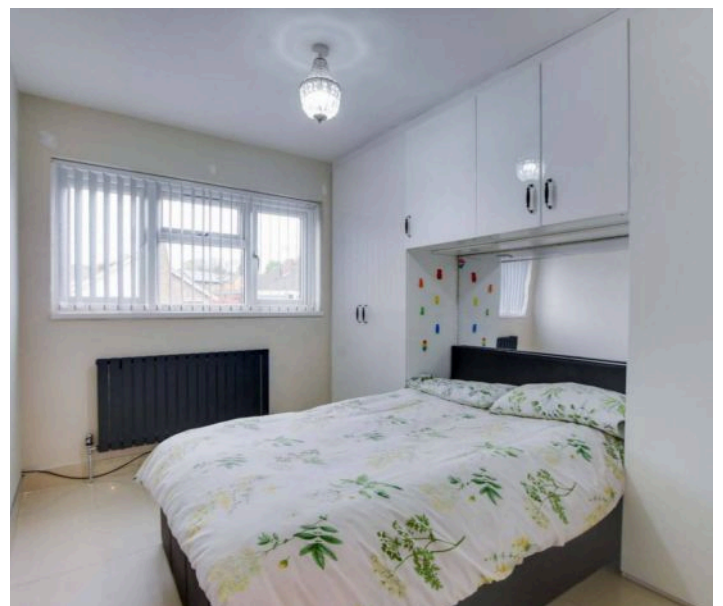
11' 11" x 10' 0" (3.63m x 3.05m)

Measurement into wardrobes. With double glazed window to the front elevation, fitted wardrobes, tiled floor, radiator.

#### Bedroom Four

9' 11" x 7' 0" (3.02m x 2.13m)

Measurement up to wardrobes. With double glazed window to the side elevation, fitted wardrobes, tiled floor, radiator.











**Bathroom**

8' 9" x 5' 5" (2.67m x 1.65m)

With double glazed window to the side elevation, bath with shower over, tiled walls, tiled floor, under floor heating, low-level WC, wash hand basin with storage below.

**Bedroom Five/Reception Room**

14' 10" x 8' 1" (4.52m x 2.46m)

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

**Shower Room**

With double glazed window to the side elevation, tiled walls, tiled floor, under floor heating, walk-in shower cubicle, wash hand basin, low-level WC, chrome ladder towel rail.

**Rear Garden**

With gate to side access, paved patio area, lawn.

**Driveway**

For 5 vehicles.



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

**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.