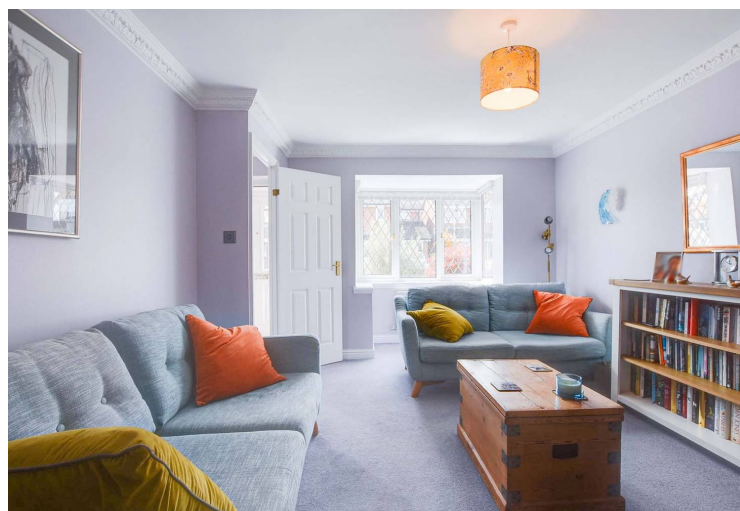




Cooper Gardens, Oadby

£385,000

A BEAUTIFULLY DESIGNED three bedroom detached property creating the PERFECT FAMILY HOME for those looking within Oadby. With a generous layout throughout and established front and rear gardens.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Porch

With double glazed windows to the front and side elevations, double glazed door to the front elevation, carpet floor.

Entrance Hall

With stairs to first floor, carpet floor, radiator.

Lounge 13' 11" x 11' 6" (4.24m x 3.51m)

With double glazed square bay window to the front elevation, carpet floor, two radiators.

Dining Room 9' 4" x 8' 10" (2.84m x 2.69m)

With open archway to conservatory, carpet floor, radiator.

Conservatory 10' 8" x 9' 10" (3.25m x 3.00m)

A double glazed conservatory with double glazed French doors to the rear elevation, carpet floor, radiator.

Kitchen 9' 11" x 9' 3" (3.02m x 2.82m)

With double glazed window to the rear elevation, tiled floor, storage cupboard, wall and base units with work surface over, inset oven and hob, extractor hood, inset sink, plumbing for washing machine, space for fridge freezer, radiator.



Lobby

With door to the side elevation, radiator.

Ground Floor WC 5' 10" x 3' 7" (1.78m x 1.09m)

With double glazed window to the rear elevation, vinyl floor, wash hand basin, low-level WC, radiator.

Reception Room Three 16' 3" x 7' 6" (4.95m x 2.29m)

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

First Floor Laning

With carpet floor, storage cupboard.

Bedroom One 12' 1" x 11' 6" (3.68m x 3.51m)

With double glazed window to the front elevation, carpet floor, fitted wardrobes and box cupboards over, fitted desk, radiator.

En-Suite 5' 3" x 4' 10" (1.60m x 1.47m)

With double glazed window to the front elevation, tiled floor, tiled walls, shower cubicle, low-level WC, wash hand basin, medicine/storage cabinet, chrome towel rail.

Bedroom Two 14' 2" x 8' 0" (4.32m x 2.44m)

With double glazed windows to the front and rear elevations, carpet floor, fitted desk, radiator.

Bedroom Three 9' 0" x 7' 11" (2.74m x 2.41m)

With double glazed window to the rear elevation, fitted wardrobes and box cupboards over, carpet floor, radiator.

Shower Room 6' 1" x 6' 1" (1.85m x 1.85m)

With double glazed window to the rear elevation, tiled floor, tiled walls, wash hand basin, shower cubicle, low-level WC, medicine/storage cabinet, chrome towel rail.

Front Garden

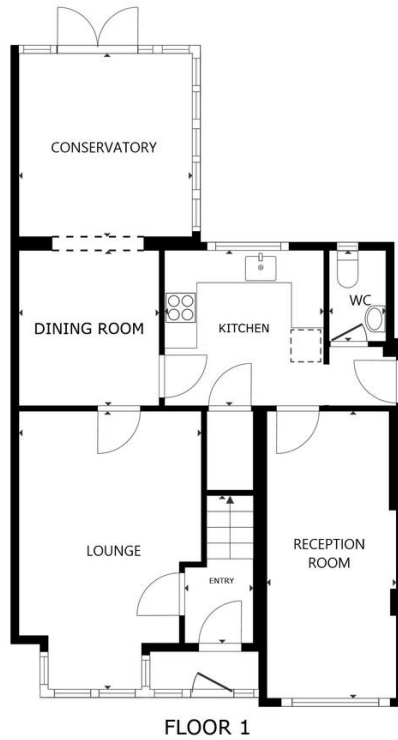
With paved driveway, gravelled area, flowerbeds and shrubs, paved pathway, gate to side access.

Rear Garden

With paved patio seating areas, lawn, flowerbeds and shrubs, storage shed.

Driveway

1 vehicle



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.