

## Windsor Close, Oadby

£300,000

Chain-free spacious BUNGALOW in sought-after Oadby with two bedrooms, open-plan living, garage, driveway, and low-maintenance garden. Contact our Oadby office to view.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







### Entrance Hall

With a double-glazed window to the front elevation, a double-glazed door to the front elevation, a meter cupboard and carpeting. The property underwent a lighting rewire in 2022 and had a new fuse box.

### Open Plan Living Dining Area

#### Dining Area

13' 6" x 13' 0" (4.11m x 3.96m)

With a double-glazed window to the rear elevation, carpeting and a gas fire and surround.

#### Corridor Area

8' 10" x 4' 11" (2.69m x 1.50m)

With a double-glazed window to the rear elevation and a radiator.



### **Lounge Area**

15' 1" x 11' 10" (4.60m x 3.61m)

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

### **Hallway**

With loft access and carpeting.

### **Bedroom One**

10' 7" x 10' 1" (3.23m x 3.07m)

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

### **Bedroom Two**

11' 0" x 6' 9" (3.35m x 2.06m)

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

### **Shower Room**

7' 3" x 5' 5" (2.21m x 1.65m)

With a double-glazed window to the front elevation, tiled flooring, tiled walls, WC, wash hand basin, fitted storage, a walk-in shower cubicle with electric shower and a heated towel rail.

### **Kitchen**

11' 3" x 8' 6" (3.43m x 2.59m)

With a double-glazed window to the front elevation, double-glazed door to the front elevation, tiled flooring, partly tiled walls, a sink and drainer unit with a range of wall and base units with work surfaces over, space for oven, extractor fan, boiler (installed in 2023 and is under warranty) and space for further appliances.

### **Rear Garden**

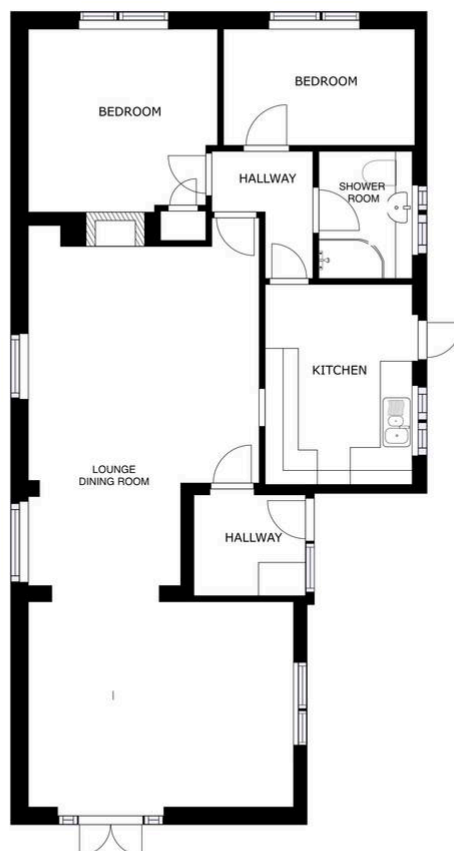
With a patio seating areas, gated side access, steps to the rear garden, a variety of plant and shrub borders, flower beds, shed and green house.

### **Driveway**

A Block paved driveway to the front elevation.

### **Garage**

16'3" x 8'2" With a double-glazed window to the rear elevation.



GROSS INTERNAL AREA  
FLOOR 1: 85.92 m<sup>2</sup>  
TOTAL: 85.92 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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