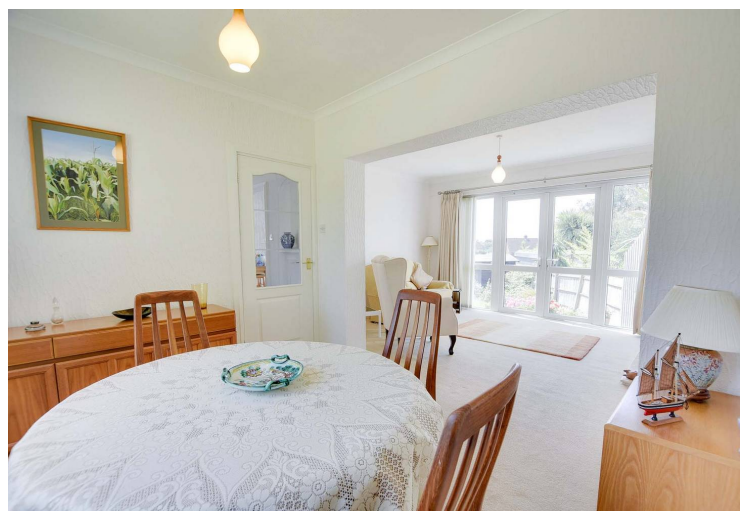
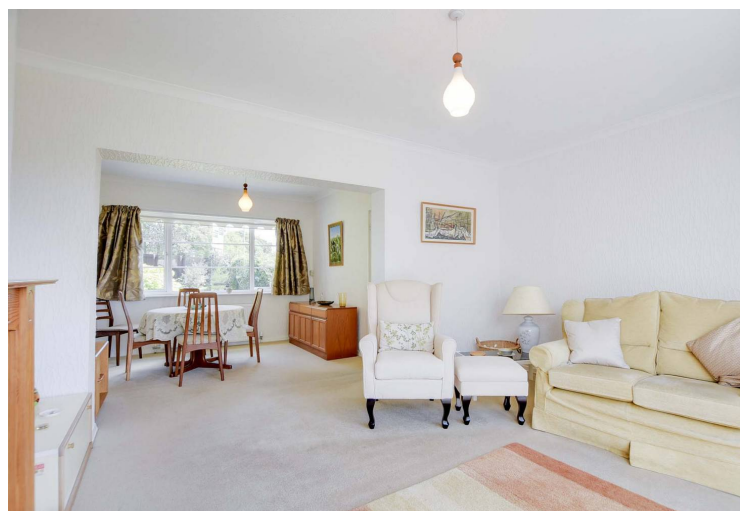




Oadby Court, Leicester Road, Oadby

£395,000

A beautiful three bedroom ART DECO property offered to the market with NO UPWARD CHAIN. The property is approached via a LONG DRIVEWAY leading to the front garden, providing ample off road parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Porch

With double glazed window and door to the front elevation, tiled floor, storage cupboard.

Entrance Hall

With carpeted floor, stairs to first floor, storage cupboard, radiator.

Dining Room 10' 3" x 9' 7" (3.13m x 2.92m)

With double glazed window to the front elevation, carpeted floor, radiator, open aspect leading to the lounge.

Lounge 14' 10" x 10' 11" (4.51m x 3.33m)

With double glazed French doors to the rear elevation, gas fire with inset, surround and hearth, carpeted floor.

Kitchen 12' 0" x 10' 11" (3.67m x 3.32m)

With double glazed window to the rear elevation, door to inner hall/access area, laminate floor, part tiled walls, wall and base units with work surface over, sink and drainer unit, cooker point, radiator.



Ground Floor WC 5' 4" x 3' 0" (1.62m x 0.91m)

With tiled floor, low-level WC.

First Floor Landing

With double glazed window to the side elevation, loft access.

Bedroom One 12' 11" x 10' 0" (3.93m x 3.04m)

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

Bedroom Two 13' 11" x 10' 10" (4.23m x 3.31m)

Measurement into wardrobes. With double glazed window to the rear elevation, fitted wardrobes, carpeted floor, radiator.

Bedroom Three 10' 0" x 7' 10" (3.04m x 2.39m)

Measurement up to the front of wardrobes. With double glazed windows to the rear and side elevations, fitted wardrobes, carpeted floor, radiator.

Bathroom 11' 3" x 6' 7" (3.43m x 2.00m)

With double glazed window to the front elevation, vinyl floor, part tiled walls, bath, low-level WC, wash hand basin, radiator.

Landing WC 6' 8" x 2' 6" (2.03m x 0.75m)

With double glazed window to the side elevation, low-level WC, wash hand basin, part tiled walls, carpeted floor,

radiator.Front Garden

With double gates leading down the driveway allowing access to the front garden with gravelled area, flowerbeds and shrubs.

Rear Garden

With raised patio seating area, paved walkway, lawn, flowerbeds and shrubs, gravelled area, shed, pond, side access.

Driveway 5 vehicles

To the front of the property is a double-gated blocked paved driveway with shrub and herbaceous borders, providing ample off-street car standing and leading to the integral single garage.

Garage 1 vehicle

With power, lighting and house the boiler and utilities.

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

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.