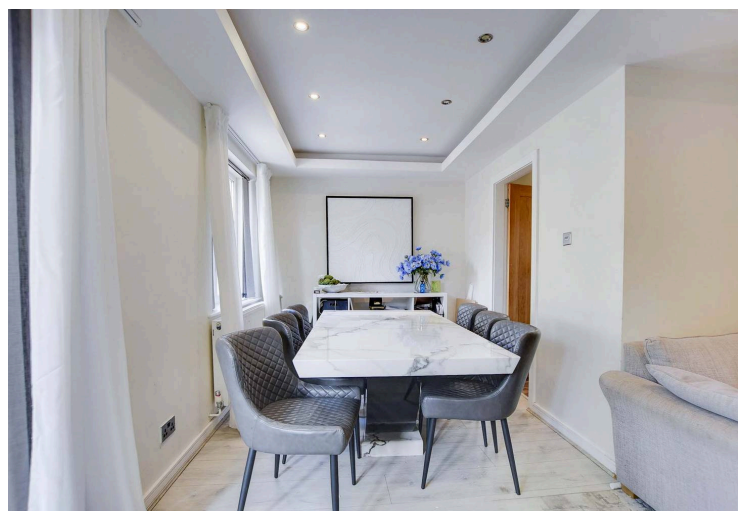
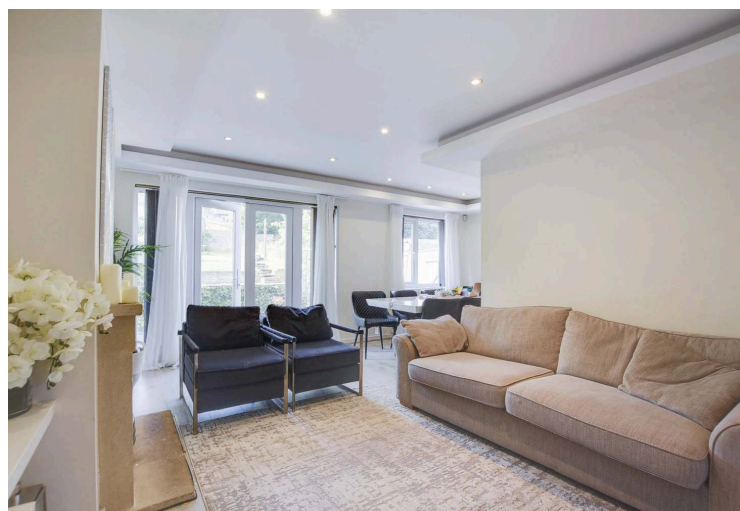




Kendrick Drive, Oadby

Offers Over £325,000

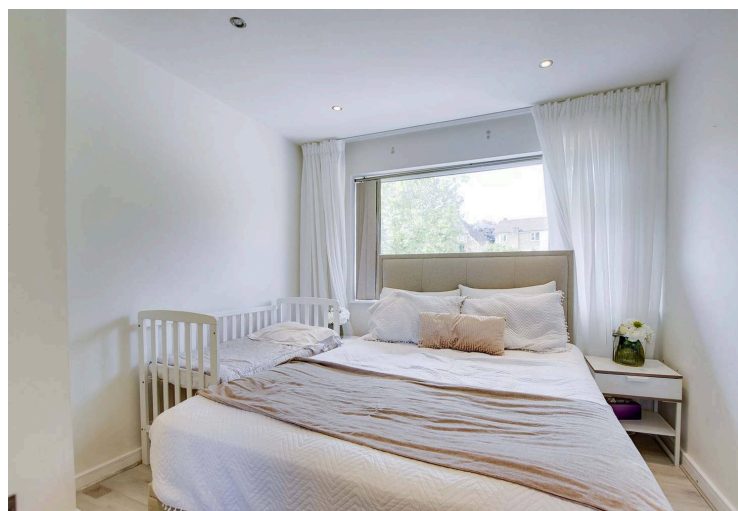
A SPACIOUS three bedroom semi-detached property situated within Oadby offering AMPLE OFF ROAD PARKING. The home benefits from a garage and a good sized rear garden. A perfect family home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

With double glazed window to the front elevation, stairs to first floor, laminate floor, radiator.

Ground Floor WC 5' 11" x 3' 10" (1.81m x 1.17m)

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

L-Shaped Lounge Diner 19' 2" x 16' 10" (5.85m x 5.12m)

Measurement narrowing to 3.29 m. With double glazed French doors to the rear elevation, double glazed window to the rear elevation, laminate floor, gas fire with surround and hearth, two radiators.

Kitchen 11' 9" x 7' 11" (3.58m x 2.41m)

With double glazed window to the side elevation, double glazed door to the side elevation, laminate floor, sink and drainer unit, wall and base units with work surface over, integrated double oven and microwave, inset hob with filter hood over, integrated dishwasher, integrated washing machine, integrated dryer, two storage cupboards.

First Floor Landing

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



Bedroom One 12' 11" x 9' 11" (3.94m x 3.01m)

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

Bedroom Two 10' 1" x 9' 11" (3.08m x 3.02m)

With double glazed window to the front elevation, laminate floor, radiator.

Bedroom Three 8' 10" x 7' 7" (2.70m x 2.31m)

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

Bathroom 8' 11" x 5' 4" (2.72m x 1.62m)

With double glazed window to the side elevation, tiled floor, tiled walls, bath with shower over, low-level WC, wash hand basin with storage below, LED mirror over, ladder towel rail/radiator.

Rear Garden

A good sized tiered rear garden with decked area, gravelled area, steps leading to paved patio seating area, lawn, flowerbeds and shrubs.

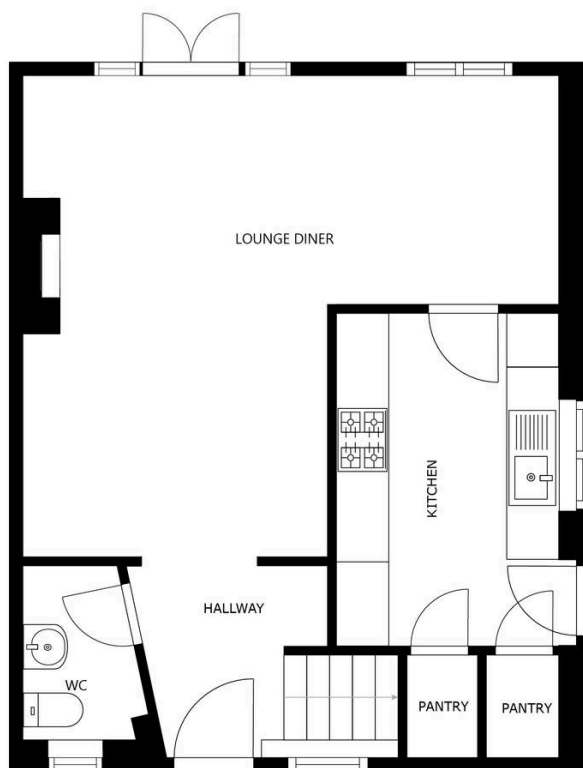
Driveway

3 vehicles

Garage

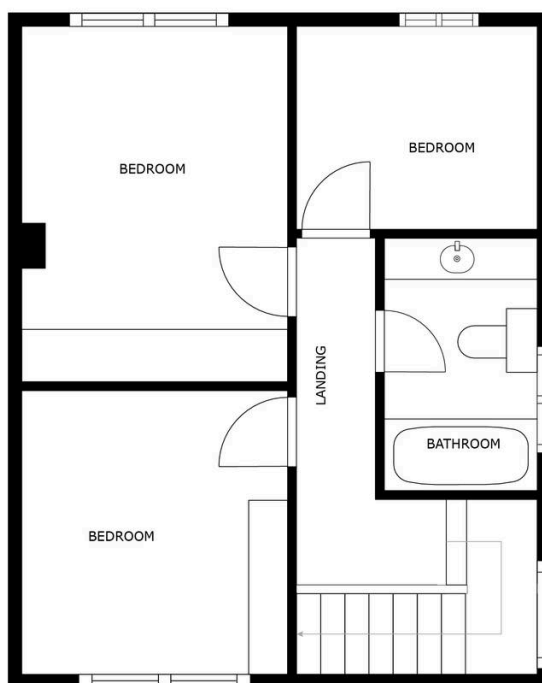
1 vehicle

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.