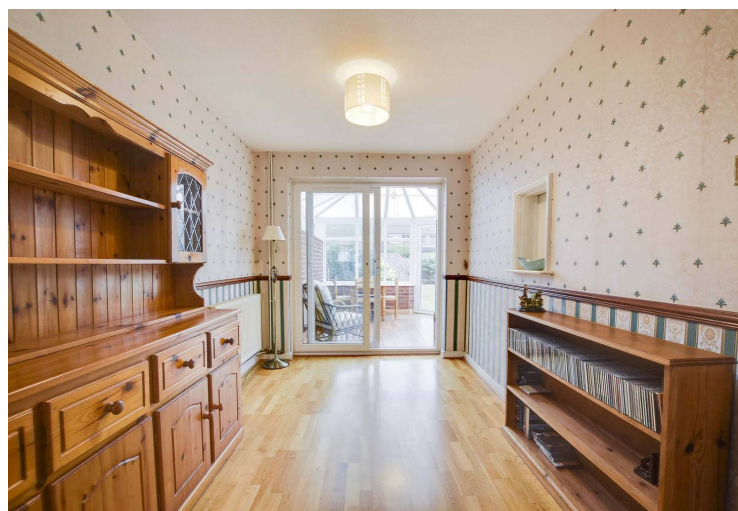




Park Crescent, Oadby

Offers Over £350,000

Offered for sale with NO CHAIN, this FOUR BEDROOM semi-detached property is ideally situated in the popular area of Oadby. The home offers versatile living space, with potential for modernisation.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Porch

With double glazed windows to the front and side elevations, laminate floor.

Entrance Hall

With laminate floor, stairs to first floor, radiator.

Lounge Diner 24' 6" x 12' 2" (7.47m x 3.71m)

Measurement narrowing to 2.42 m. With double glazed half bay window to the front elevation, double glazed patio doors to the rear elevation, laminate floor, gas fire, boarded up serving hatch, two radiators.

Kitchen 10' 6" x 10' 8" (3.19m x 3.25m)

With double glazed window to the rear elevation, tiled floor, part tiled walls, wall and base units with work surface over, plumbing for washing machine, sink and drainer unit, gas cooker point, radiator.

Conservatory 11' 7" x 9' 8" (3.53m x 2.95m)

With double glazed windows to the rear and side elevations, double glazed French doors to rear garden, laminate floor, radiator.



First Floor Landing

With double glazed window to the rear elevation, carpet floor, storage cupboard.

Bedroom One 13' 7" x 10' 2" (4.14m x 3.11m)

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

Bedroom Two 10' 6" x 10' 2" (3.20m x 3.11m)

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

Bedroom Three 15' 4" x 10' 6" (4.67m x 3.20m)

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

Bedroom Four 9' 0" x 8' 6" (2.74m x 2.60m)

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

Shower Room 8' 4" x 5' 1" (2.55m x 1.55m)

With double glazed window to the rear elevation, laminate floor, tiled walls, shower cubicle, storage cupboard housing gas boiler, wash hand basin, ladder towel rail/radiator.

Separate WC 5' 3" x 5' 7" (1.60m x 1.71m)

With double glazed window to the side elevation, low-level WC, laminate floor, tiled walls.

Front Garden

With flowerbeds and shrubs, driveway, gated side passageway giving access to an outside WC, outside store/utility area (2.48 m x 1.83 m) providing potential for extension into the kitchen, subject to necessary consent, and rear garden.

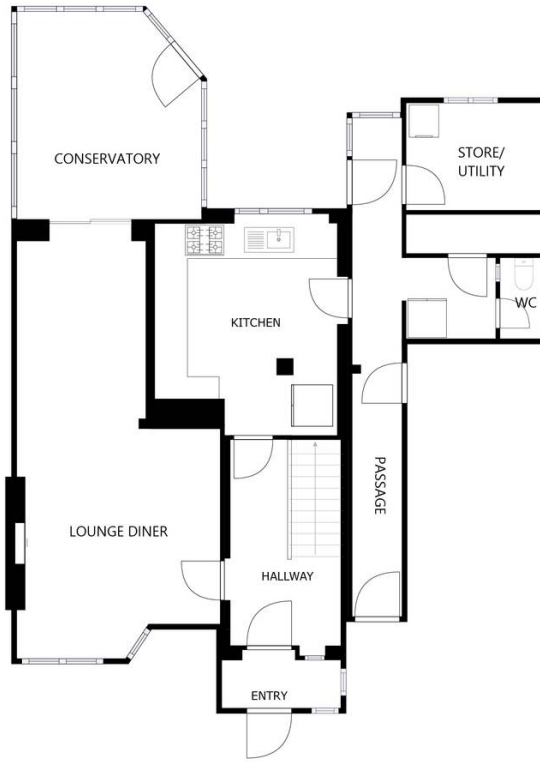
Rear Garden

With paved patio seating area, lawn, flowerbeds and shrubs, fencing to the perimeter.

Driveway 2 vehicles

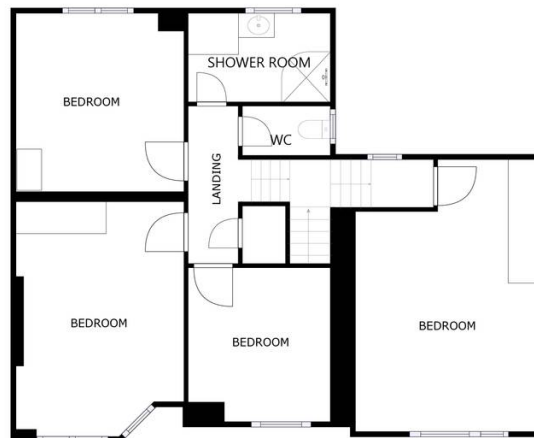
Garage 1 vehicle 17'7" x 8' (5.48 m x 2.46 m)

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.