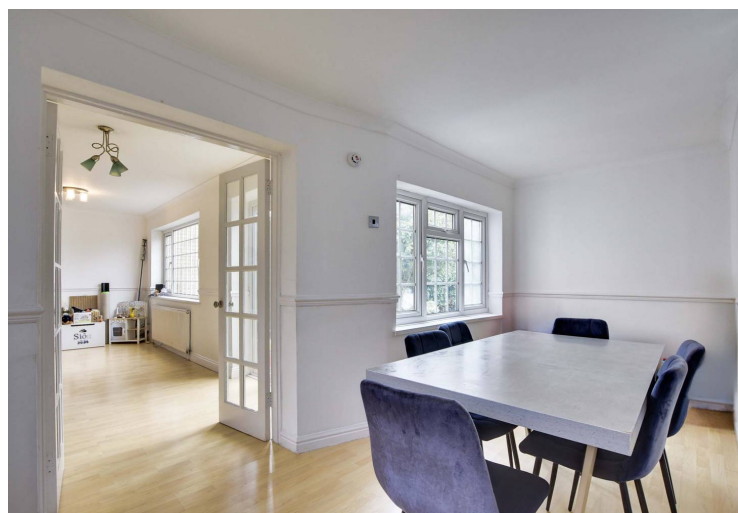




Sibton Lane, Oadby

£325,000

Presenting this CHAIN FREE semi-detached property situated within Oadby. Featuring a spacious L-shaped lounge with French doors to the dining room, a modern fitted kitchen and THREE BEDROOMS.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

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

Ground Floor WC

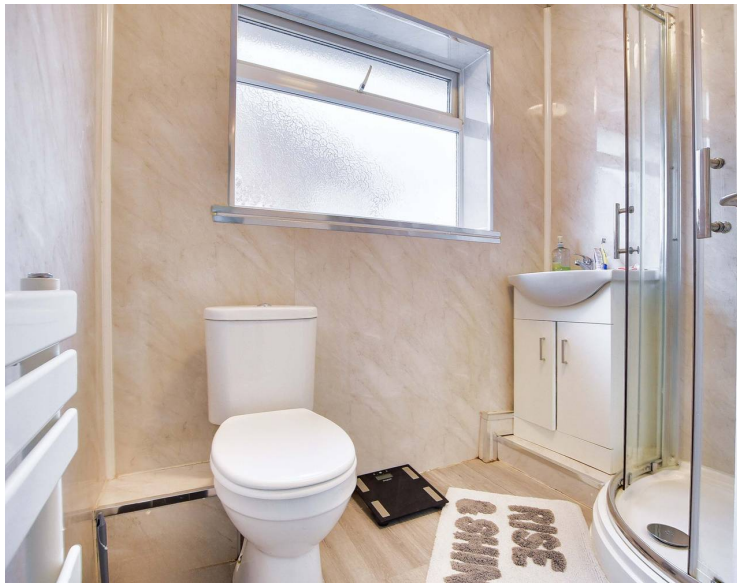
6' 0" x 3' 8" (1.83m x 1.11m)

With single glazed window to the front elevation, laminate floor, part tiled walls, low-level WC, wash hand basin.

Kitchen

11' 9" x 7' 10" (3.59m x 2.40m)

With double glazed window to the side elevation, double glazed door to the side elevation, tiled floor, part tiled walls, wall and base units with work surface over, pantry, sink and drainer, integrated oven and hob, extractor fan, space for fridge, space for washing machine, space for dishwasher, radiator.



L-Shaped Lounge

18' 6" x 16' 10" (5.63m x 5.13m)

Measurement narrowing to 3.12 m. With double glazed window to the rear elevation, double glazed French doors to the rear elevation, laminate floor, gas fire with surround and hearth, radiator, double doors leading to dining room.

Dining Room

15' 2" x 8' 2" (4.62m x 2.50m)

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

First Floor Landing

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

Principal Bedroom

13' 0" x 10' 9" (3.97m x 3.27m)

Measurement up to wardrobes. With double glazed window to the rear elevation, fitted wardrobes, carpet floor, radiator.

Bedroom Two

10' 2" x 9' 7" (3.10m x 2.93m)

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

Bedroom Three

10' 2" x 5' 8" (3.10m x 1.73m)

With double glazed window to the rear elevation, fitted storage cupboard housing gas boiler, carpet floor, radiator.

Shower Room

6' 8" x 5' 5" (2.03m x 1.64m)

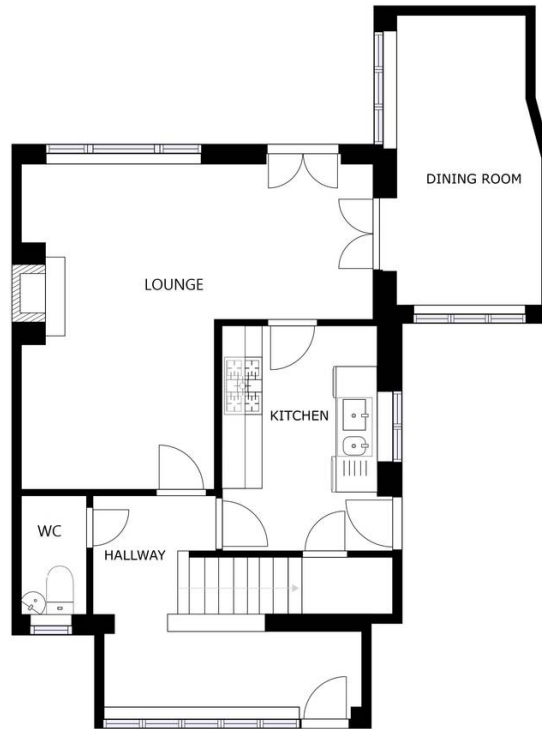
With double glazed window to the side elevation, laminate floor, tiled walls, shower cubicle, wash hand basin with storage below, low-level WC, ladder towel rail/radiator.

Front Garden

With driveway for two vehicles, gravelled area, shrubs.

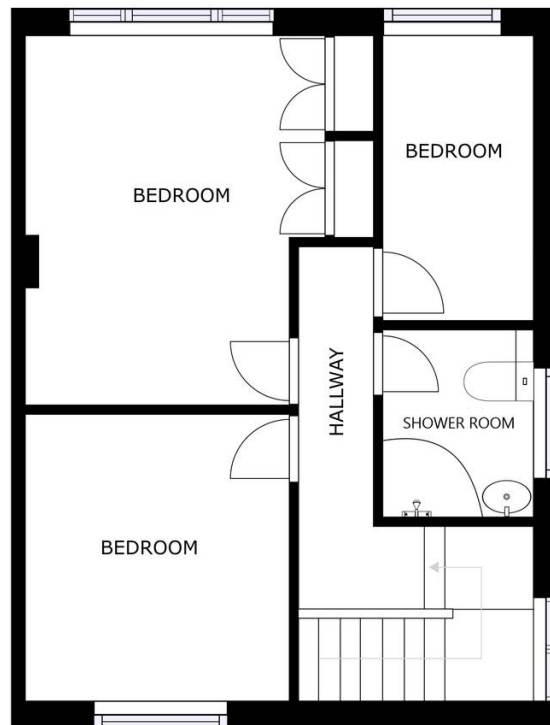
Rear Garden

With paved patio seating area, lawn, paved pathway, flowerbeds and shrubs, pond, storage area.



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...



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