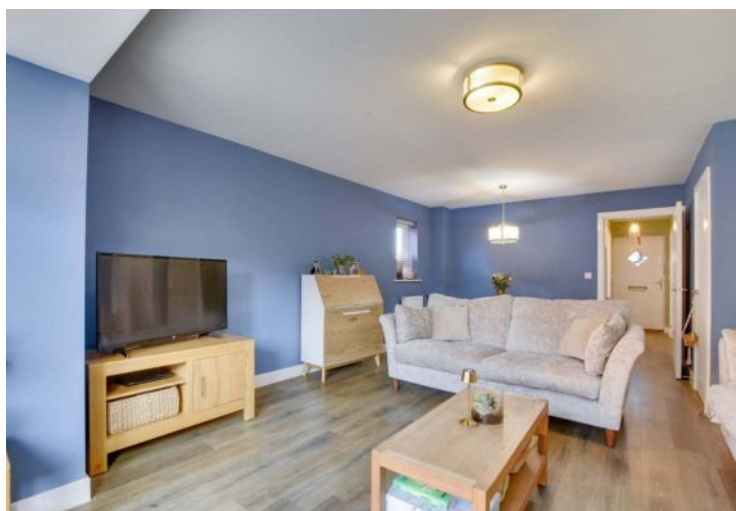
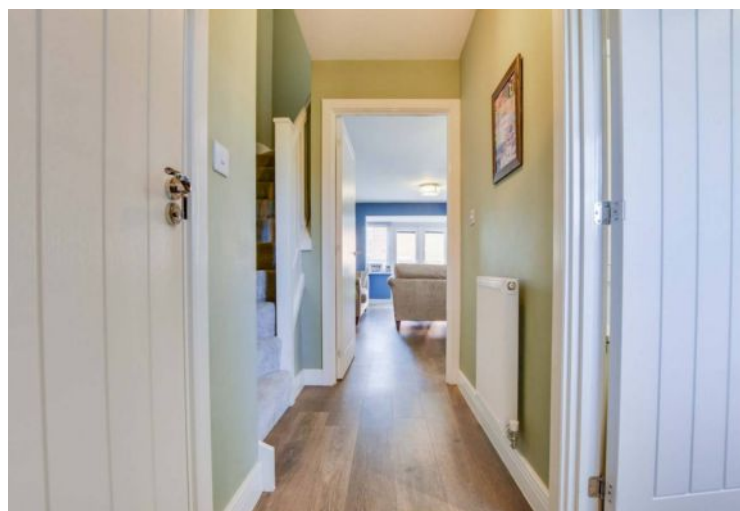




Bossu Drive, Oadby

£400,000

We present this BEAUTIFULLY DESIGNED, modern three-storey semi-detached family home. The accommodation offers THREE DOUBLE BEDROOMS, two en-suites and a Jack & Jill family bathroom.





Entrance Hall

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

Ground Floor WC

6' 2" x 3' 1" (1.88m x 0.93m)

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

Lounge Diner

17' 9" x 15' 3" (5.41m x 4.64m)

With double glazed French doors and windows to the rear elevation, double glazed window to the side elevation, laminate floor storage cupboard, two radiators.

Kitchen

10' 4" x 8' 2" (3.14m x 2.49m)

With double glazed window to the front elevation, wall and base units with work surface over, laminate floor, integrated fridge, freezer, dishwasher, washing machine, oven and induction hob, filter hood, one and a half bowl sink and drainer, radiator.

First Floor Landing

With stairs to second floor, carpet floor, storage cupboard housing gas boiler and immersion tank, radiator.

Bedroom Two

13' 9" x 10' 1" (4.18m x 3.08m)

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





En-Suite

6' 2" x 4' 9" (1.88m x 1.44m)

With double glazed window to the front elevation, laminate floor, part tiled walls, walk-in shower cubicle, low-level WC, wash hand basin, radiator.

Bedroom Three

15' 3" x 8' 1" (4.65m x 2.47m)

With double glazed windows to the rear elevation, carpet floor, radiator.

Jack & Jill Bathroom

7' 9" x 6' 3" (2.37m x 1.91m)

Measurement into bath. With tiled floor, part tiled walls, bath, wash hand basin, low-level WC, radiator.

Second Floor

Principal Bedroom

20' 6" x 13' 5" (6.26m x 4.10m)

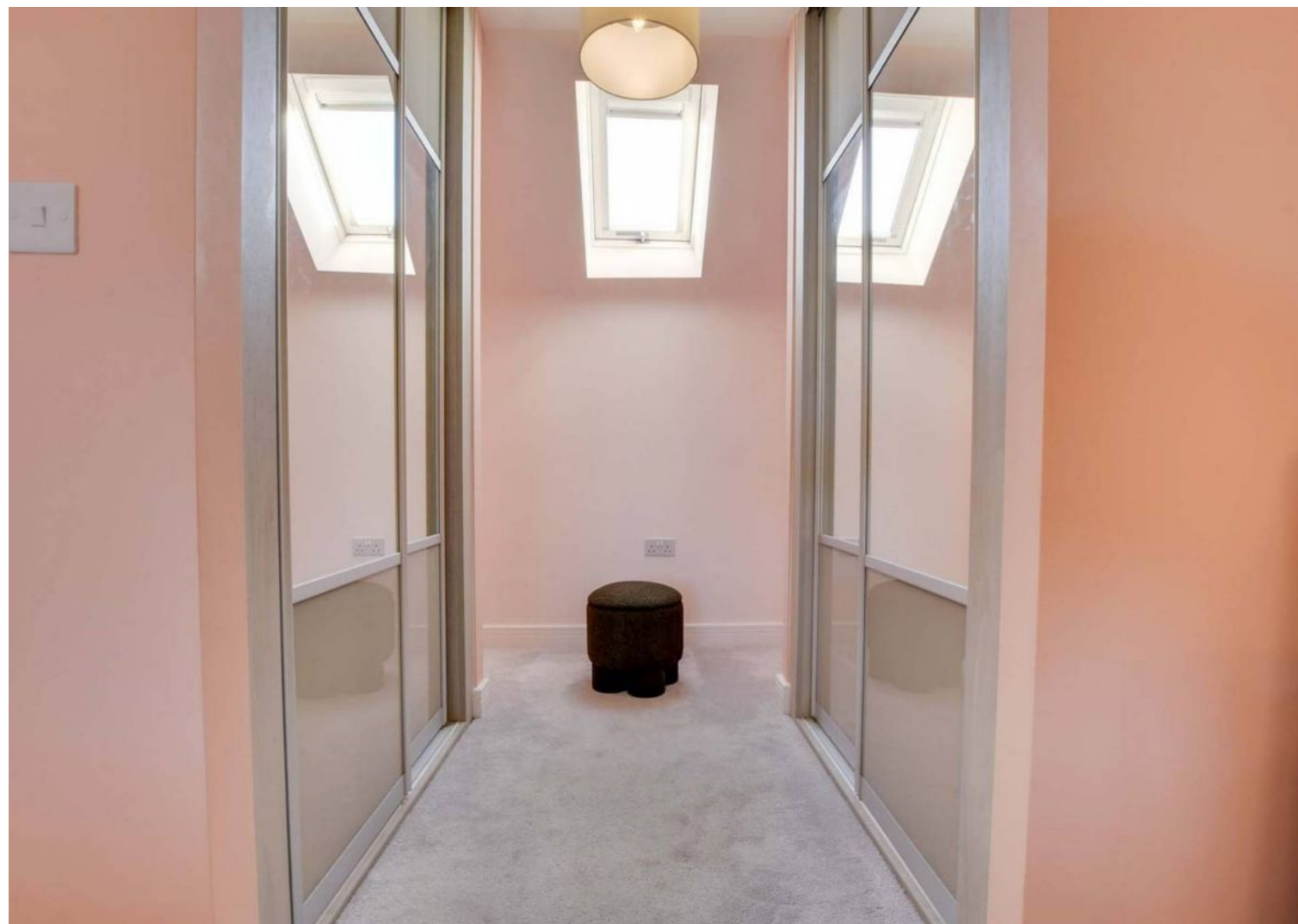
Measurement narrowing to 3.61m. With double glazed window to the front elevation, double glazed skylight window to the rear elevation, walk-in dressing area with fitted wardrobes, carpet floor, radiator.

En-Suite

7' 5" x 6' 9" (2.27m x 2.07m)

With double glazed skylight window to the rear elevation, laminate floor, wash hand basin, low-level WC, shower cubicle, part tiled walls, radiator.









Front Garden

With small lawn, shrubs, paved pathway.

Rear Garden

With paved patio seating area, paved pathway, lawn, flowerbeds, gate to side access.

Driveway

3 vehicles

Garage

1 vehicle

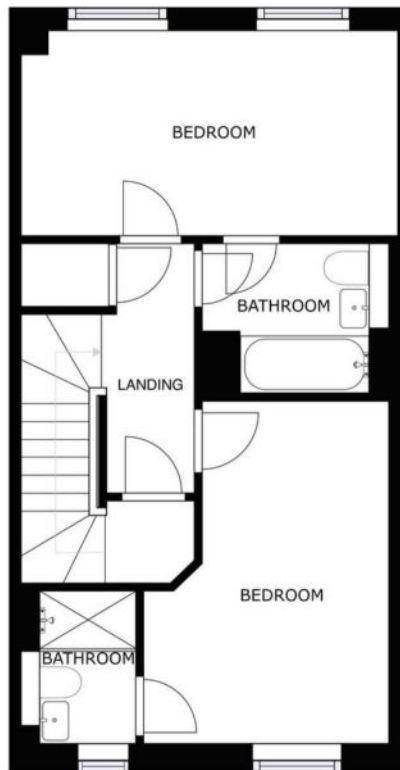
FLOOR 1



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



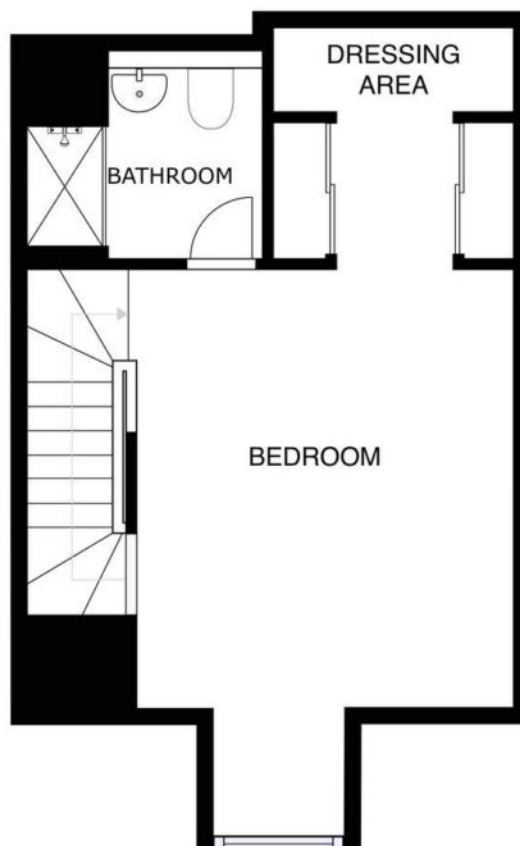
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



FLOOR 3



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The property is ideally situated for Oadby's highly regarded schools and benefits from nearby bus links into Leicester City Centre, with its professional quarters and train station. A wide range of amenities are available along The Parade in Oadby Town Centre, including three mainstream supermarkets. Leisure and recreational facilities such as Leicester Racecourse, the University of Leicester Botanic Gardens, Parklands Leisure Centre, and Glen Gorse Golf Club are also close by.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

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.