



The Pastures, Oadby

£310,000 Freehold

A CHAIN FREE three storey semi-detached home having been re-decorated and re-carpeted (2025). The home enjoys a RE-FITTED kitchen on the first floor and RE-FITTED bathroom to the second floor.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



0116 274 5544





Entrance Hall

Via a double glazed door, with oak effect floor, stairs to first floor, door to the garage, radiator.

Bedroom Three

9' 2" x 8' 1" (2.80m x 2.47m)

With double glazed window to the rear elevation, radiator.

Ground Floor WC

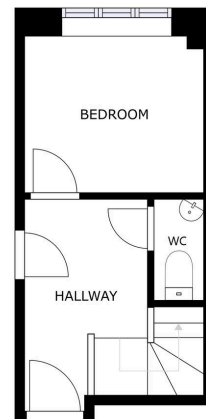
With wood effect floor, low-level WC, wash hand basin, part tiled walls, radiator.

First Floor Landing

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



FLOOR 1



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

Through Lounge Diner

19' 9" x 11' 5" (6.02m x 3.48m)

Measurement narrowing to 2.55m. With double glazed French doors to a Juliet balcony, double glazed window to the rear elevation, TV point, two radiators.

Fitted Kitchen

9' 3" x 9' 0" (2.82m x 2.74m)

With double glazed window to the rear elevation, wood effect floor, a range of wall and base units with work surface over, stainless steel sink, drier and mixer tap, part tiled walls, inset four ring gas hob and oven, extractor hood, integrated fridge, integrated freezer.

Second Floor Landing

With loft access.

Bedroom One

10' 11" x 10' 3" (3.32m x 3.13m)

Maximum measurement. With double glazed window to the front elevation, built-in wardrobes, radiator, door to the en-suite.

En-Suite Shower Room

With double glazed porthole window to the front elevation, shower cubicle, wash hand basin, part tiled walls.

Bedroom Two

10' 6" x 9' 2" (3.20m x 2.79m)

Maximum measurement. With double glazed window to the rear elevation, radiator.

Bathroom

6' 3" x 5' 4" (1.90m x 1.62m)

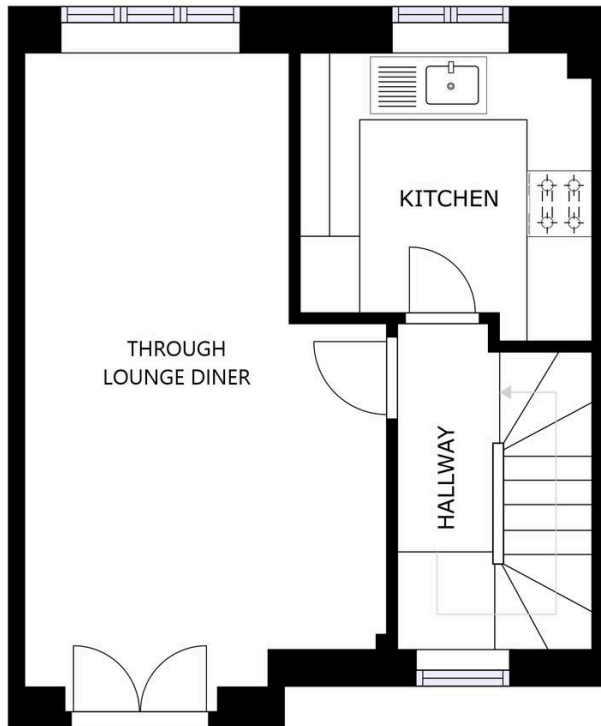
With double glazed windows to the rear elevation, bath with shower over and shower screen, low-level WC, wash hand basin, part tiled walls, radiator.

Rear Garden

With decked seating area, lawn, fencing to perimeter.

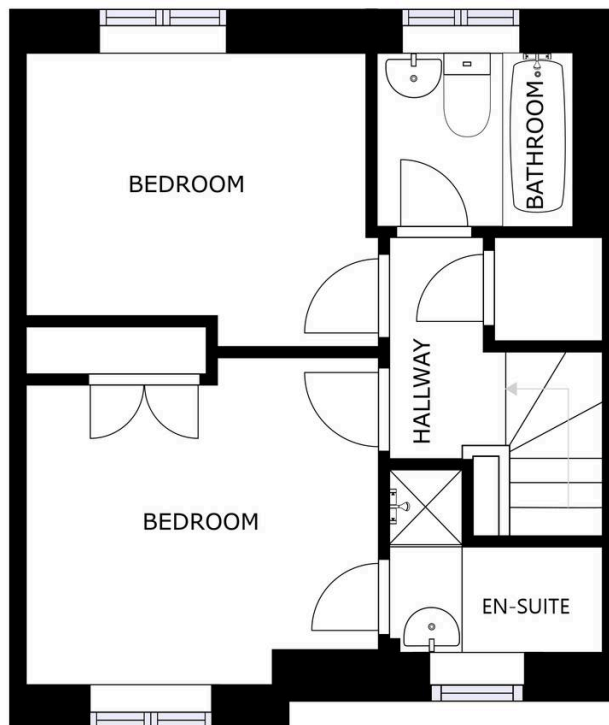
Driveway

To the front of the property leading to an integral garage



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



You can ~~well keep your house...~~ The text can be modified upon generating your brochure.

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.