



## Rosemead Drive, Oadby

In Excess of £325,000

3-bed semi-detached with an L-shaped lounge diner, modern kitchen, downstairs WC, gas central heating, double glazing, driveway, charming garden with summer house, in a sought-after location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







### Entrance Hall

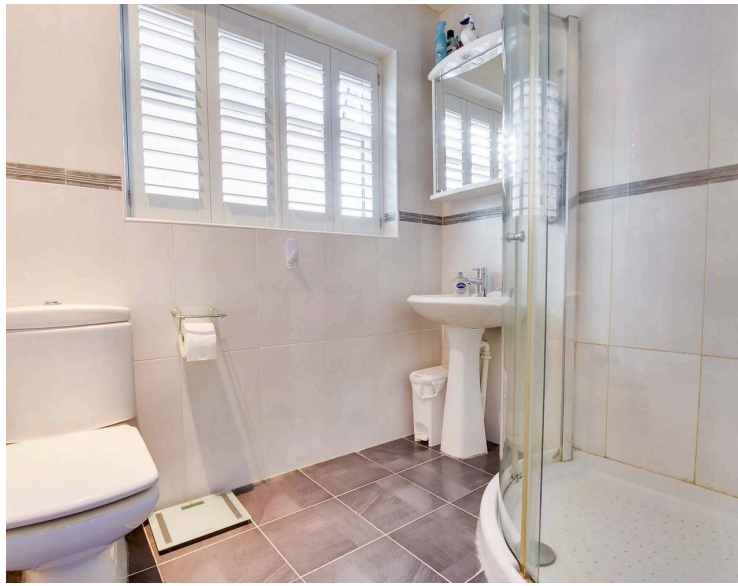
With a double glazed window to the front elevation, double glazed front door, stairs to the first floor landing and a radiator.

### Downstairs WC 6' 1" x 3' 9" (1.85m x 1.14m)

With a double glazed window to the front elevation, tiled flooring, WC, wash hand basin and boiler.

### Kitchen 11' 8" x 7' 9" (3.56m x 2.36m)

With double glazed window to the side elevation, double glazed door to the side elevation. Amtico vinyl flooring, full height quartz splash backs, wall and base units, quartz worktops, under stairs pantry, further storage cupboard with space for a washing machine and dryer. Integrated induction hob, extractor fan, double oven, one and half bowl sink and drainer unit, space for a fridge freezer and integrated dishwasher.



### **Lounge Diner** 19' 0" x 17' 0" (5.80m x 5.17m)

This L-shaped lounge diner can be access from both the entrance hall and the kitchen. Measurements to create the L-Shape: 5.8m narrowing to 3.25m and 5.17m narrowing to 2.41m. With a double glazed window to the rear elevation, double glazed sliding patio door to the rear elevation, chimney breast with wood burning stove, carpet flooring and two gas radiators.

### **Conservatory** 11' 9" x 10' 6" (3.57m x 3.19m)

This double glazed conservatory has windows and French doors as well as a double glazed glass roof, tiled flooring.

### **First Floor Landing**

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

### **Bedroom One** 13' 0" x 9' 10" (3.95m x 3.00m)

With double glazed window to the rear elevation, fitted wardrobes, carpet flooring and a radiator.

### **Bedroom Two** 10' 2" x 9' 11" (3.09m x 3.02m)

With double glazed window to the front elevation, fitted wardrobes, fitted desk, carpet flooring and a radiator.

### **Bedroom Three** 9' 7" x 8' 11" (2.92m x 2.72m)

With double glazed window to the rear elevation, laminate flooring and a radiator.

### **Shower Room** 7' 0" x 5' 5" (2.13m x 1.66m)

With double glazed window, tiled floor, tiled walls, WC, wash hand basin, wall-mounted mirrored cabinet, walk-in shower cubicle and a wall-mounted ladder radiator.

### **Front Garden**

Slabbed patio to the front and side of the property. Gated side access to the rear garden.

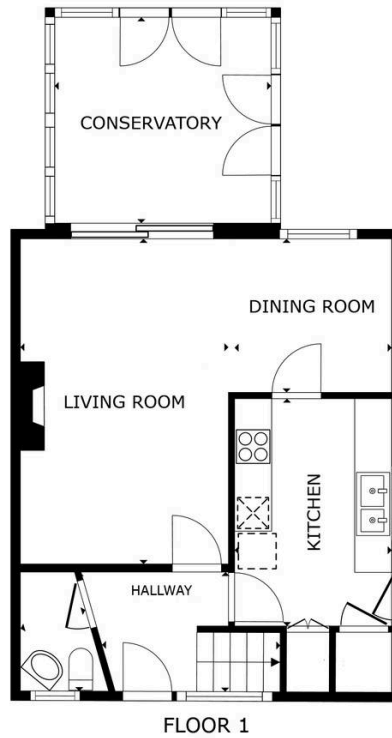
### **Rear Garden**

With a tiled floor area, steps leading to a slabbed patio walkway, flower beds, lawn. Feature summerhouse with power, composite decking with built-in lighting and a wooden storage shed.

### **Driveway**

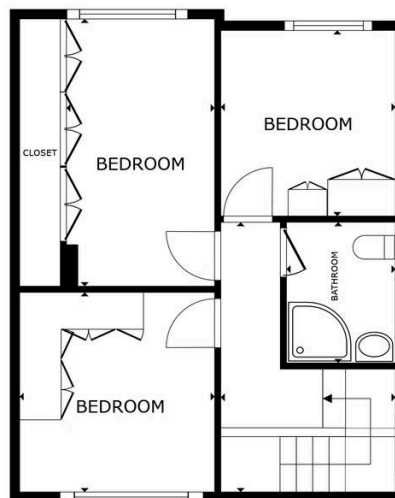
Driveway providing off-road parking for 3-4 vehicles.





FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 611 sq.ft. FLOOR 2 500 sq.ft.  
TOTAL : 1,111 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 611 sq.ft. FLOOR 2 500 sq.ft.  
TOTAL : 1,111 sq.ft.  
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.