



Erringtons Close, Oadby

£625,000

This SPACIOUS detached family home offering WELL PRESENTED accommodation to include three reception rooms and FIVE BEDROOMS. There is also a driveway providing off-road parking.





Entrance Hall

With under stairs storage cupboard, stairs to first floor, laminate floor, radiator.

Lounge

21' 3" x 11' 4" (6.48m x 3.46m)

With double glazed bay window to the front elevation, double glazed French doors to the rear elevation, carpet floor, gas fire with surround and hearth, two radiators.

Dining Room

12' 2" x 9' 9" (3.70m x 2.96m)

With double glazed French doors to the rear elevation, tiled floor, radiator.

Kitchen

15' 3" x 10' 8" (4.64m x 3.24m)

With double glazed window to the rear and side elevations, tiled floor, wall and base units with work surface over, integrated double oven, integrated hob, extractor fan, integrated fridge freezer, integrated dishwasher, one and a half bowl sink and drainer unit, radiator.

Utility Room

6' 0" x 5' 10" (1.82m x 1.77m)

With double glazed door to the side elevation, tiled floor, wall and base units with work surface over, plumbing for washing machine, space for tumble dryer, sink and drainer unit, radiator.



Ground Floor WC

6' 9" x 3' 1" (2.07m x 0.93m)

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

Study

8' 1" x 6' 9" (2.46m x 2.07m)

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

Reception Room Three

17' 5" x 12' 8" (5.30m x 3.86m)

With two double glazed bay windows to the side elevation, laminate floor, storage cupboard, two radiators.

First Floor Landing

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

Bedroom One

17' 5" x 16' 0" (5.32m x 4.89m)

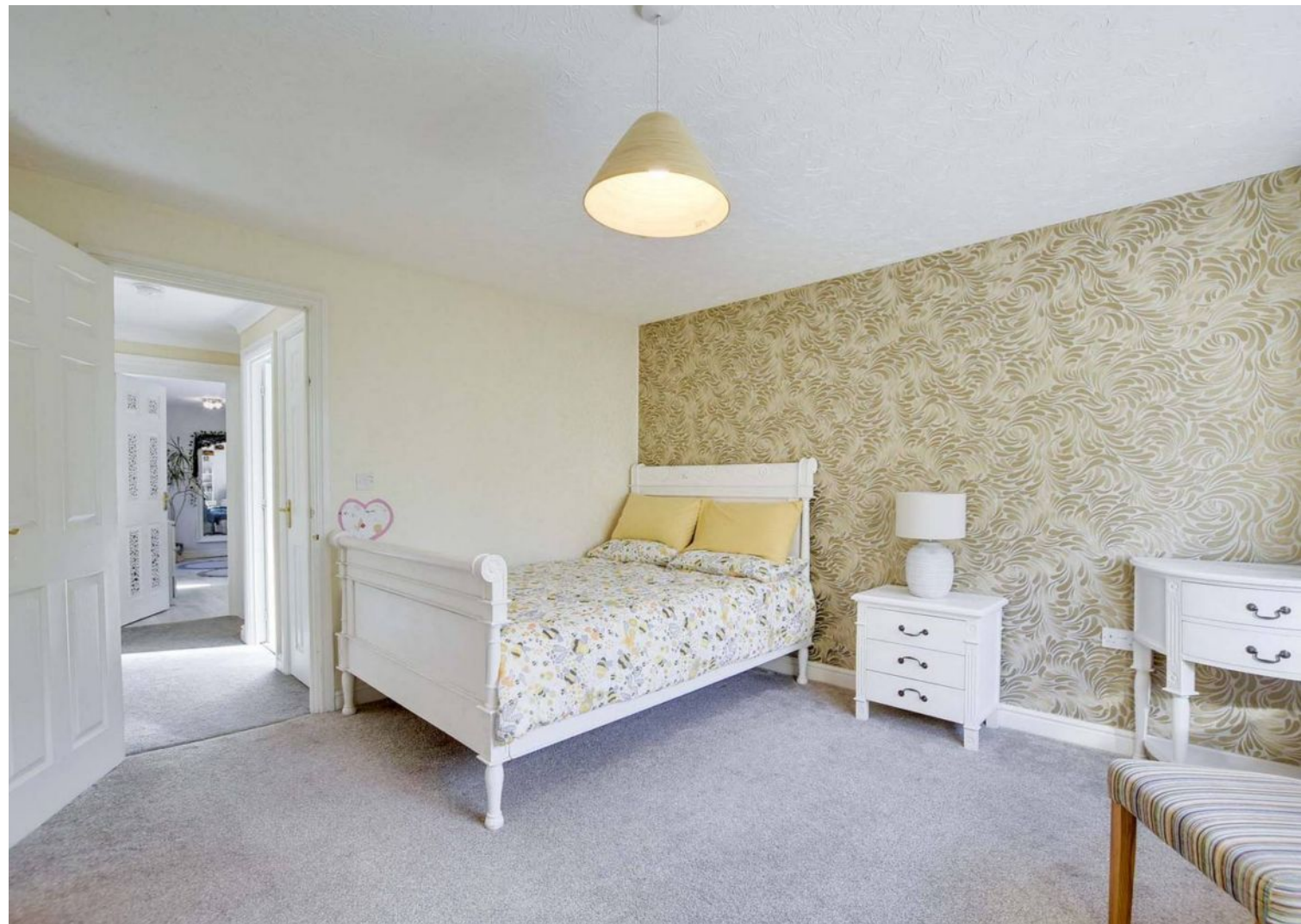
Measurement narrowing to 2.87 m. With double glazed windows to the side elevations, laminate floor, two radiators.

Walk-In Wardrobe

5' 9" x 4' 0" (1.75m x 1.23m)

Measurement up to wardrobes. With fitted wardrobes, laminate floor.









En-Suite

9' 8" x 7' 7" (2.95m x 2.30m)

With double glazed window to the side elevation, tiled floor, part tiled walls, bath, separate shower cubicle, low-level WC, wash hand basin, radiator.

Bedroom Two

12' 5" x 11' 3" (3.79m x 3.44m)

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

En-Suite

5' 5" x 5' 4" (1.66m x 1.62m)

With tiled floor, part tiled walls, low-level WC, wash hand basin, shower cubicle, radiator.

Bedroom Three

11' 2" x 10' 8" (3.41m x 3.25m)

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

Bedroom Four

11' 2" x 10' 4" (3.40m x 3.15m)

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

Bedroom Five

7' 7" x 6' 8" (2.32m x 2.04m)

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

Bathroom

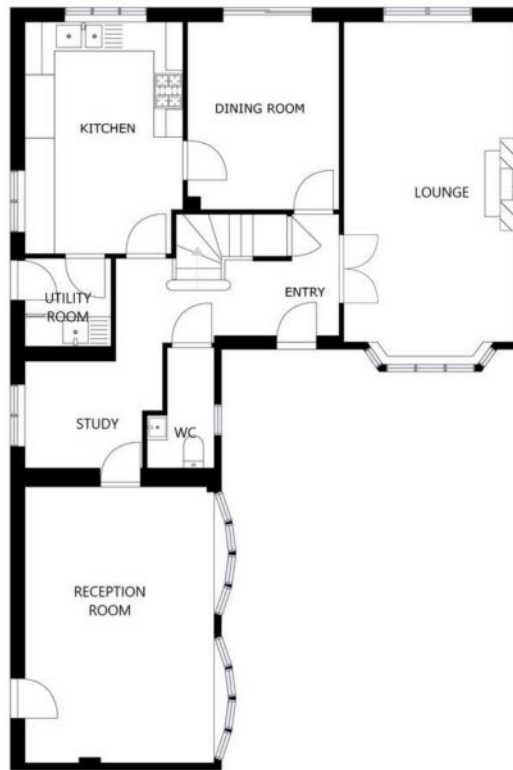
With double glazed window to the side elevation, tiled floor, part tiled walls, bath, low-level WC, wash hand basin, ladder towel rail/radiator.

Front Garden

With driveway, shrubs, slate areas.

Rear Garden

With side gated access, paved patio area, pebble area, shrubs, fencing to perimeter, fenced off flowerbed to the rear.



FLOOR 1



FLOOR 2





Driveway - 2 vehicles

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.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

We'll keep you moving...



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