



Tilton Drive, Oadby

Offers Over £325,000

Spacious THREE BEDROOM semi-detached in Oadby featuring generous living areas, conservatory, landscaped garden with FIELD VIEWS, driveway, garage, and versatile family accommodation.





Porch

With a double-glazed window to the side elevation, a double-glazed door to the front elevation and tiled flooring.

Entrance Hall

With a double-glazed window to the front elevation, carpeting, stairs to the first floor landing, storage cupboard and a radiator.

WC

6' 1" x 4' 0" (1.85m x 1.22m)

With a double-glazed window to the front elevation, carpeting, WC and a wash hand basin.

Family Room/Reception Room

20' 11" x 10' 3" (6.38m x 3.12m)

With a double-glazed window to the front elevation, double-glazed French doors to the side elevation, carpeting, electric radiator and a gas radiator.

Lounge Dining Room

17' 0" x 17' 0" (5.18m x 5.18m)

(maximum measurements) With two sets of double-glazed doors to the rear elevation, a gas fire with surround and two radiators.



Kitchen

11' 10" x 7' 10" (3.61m x 2.39m)

With a double-glazed window to the side elevation, vinyl flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, space for a free-standing cooker, boiler, storage cupboard/pantry and space for appliances.

Utility Room

13' 6" x 4' 1" (4.11m x 1.24m)

With two double-glazed windows to the side elevation, a double-glazed door to the rear elevation, laminate flooring, wash hand basin, and plumbing for appliances.

Conservatory

10' 10" x 9' 7" (3.30m x 2.92m)

With a double-glazed windows to the side and rear elevations, laminate flooring and double-glazed French doors to the rear elevation.

First Floor Landing

With a double-glazed window to the side elevation and carpeting.

Bedroom One

13' 1" x 9' 11" (3.99m x 3.02m)

With a double-glazed window to the rear elevation, carpeting, fitted wardrobes and a radiator.









Bedroom Two

10' 3" x 10' 0" (3.12m x 3.05m)

With a double-glazed window to the front elevation, carpeting and a radiator.

Bedroom Three

10' 2" x 9' 0" (3.10m x 2.74m)

With a double-glazed window to the rear elevation, carpeting and a radiator.

Shower Room

6' 9" x 5' 5" (2.06m x 1.65m)

With a double-glazed window to the side elevation, laminate flooring, tiled walls, Wc, wash hand basin, walk-in shower cubicle and a radiator.

Garden

A beautiful rear garden with a patio seating area, a range of plant and shrub borders, flower beds, block paved pathway to the rear of the garden, lawn, trees and field views.

Driveway

For one vehicle.

Garage

For one vehicle.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 88 m², FLOOR 2: 42 m²
TOTAL: 130 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 88 m², FLOOR 2: 42 m²
TOTAL: 130 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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