



## Fairstone Hill, Oadby

£425,000

A spacious FOUR BEDROOM detached family home located within Oadby. Enjoying off road parking, GARAGE and a DELIGHTFUL PRIVATE rear garden, this property could be just what you are looking for.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



0116 271 3333





**Entrance Porch**

With window glazed window and door to the front elevation, carpet floor.

**Entrance Hall**

With double glazed window and door to the front elevation, carpet floor, stairs to first floor, under stairs storage cupboard, radiator.

**Dining Room 12' 0" x 12' 0" (3.66m x 3.65m)**

With double glazed square bay window to the front elevation, carpet floor, gas fire, radiator, folding double doors leading to lounge.

**Lounge 24' 11" x 12' 0" (7.60m x 3.65m)**

With double glazed patio doors to the rear elevation, double glazed window to the side elevation, gas fire with brick surround and hearth, small brick bar/storage area, kitchen serving hatch, two radiators.



**Kitchen** 13' 10" x 9' 9" (4.21m x 2.98m)

With double glazed window to the rear elevation, double glazed door to the side elevation, tiled floor, tiled walls, wall and base units with work surface over, integrated double oven, hob with extractor hood over, sink and drainer unit, plumbing for washing machine, plumbing for dishwasher.

**First Floor Landing**

With storage cupboard housing water tank, loft access.

**Principal Bedroom** 13' 7" x 11' 11" (4.14m x 3.64m)

With double glazed window to the rear elevation, carpet floor, fitted dressing table, bedside tables, wardrobes and box cupboards over, radiator.

**Bedroom Two** 12' 0" x 11' 0" (3.66m x 3.35m)

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

**Bedroom Three** 15' 9" x 8' 11" (4.81m x 2.73m)

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

**Bedroom Four** 8' 8" x 8' 7" (2.63m x 2.61m)

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

**Bathroom** 10' 10" x 6' 2" (3.29m x 1.87m)

With double glazed window to the rear elevation, bath with mixer tap shower attachment, low-level WC, wash hand basin with storage below, fitted wall unit, tiled walls, radiator.

**Shower Room** 9' 11" x 5' 9" (3.01m x 1.76m)

With double glazed windows to the rear and side elevations, carpet floor, shower cubicle, bidet, low-level WC, wash hand basin, radiator.

**Front Garden**

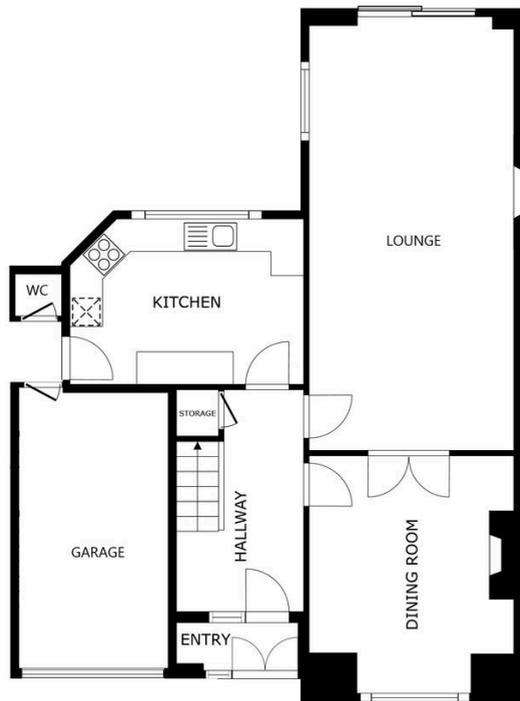
With paved driveway, flowerbeds and shrubs, side access to rear garden.

**Rear Garden**

A south facing rear garden with outside WC, outside storage room, paved patio seating area, shed, lawn, flowerbeds and shrubs, trees, hedging to perimeter.

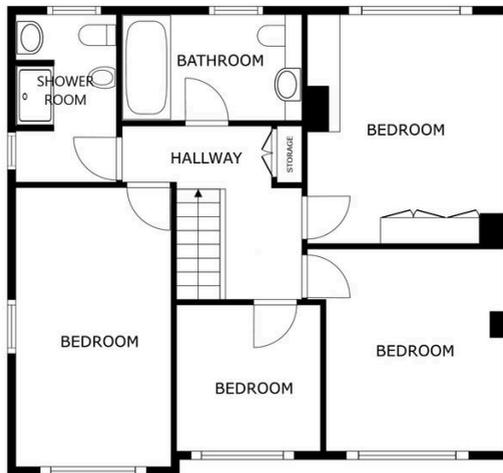
**Driveway** 2 Vehicles **Garage** 1 Vehicles

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.



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...**



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