



## New Street, Oadby

£218,000

CHAIN FREE three bedroom terrace property providing the PERFECT HOME within easy reach of the local Lidl, schools and amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B



0116 271 3333





### **Entrance Hall**

With double glazed front door, stairs to first floor, laminate floor.

### **Lounge**

13' 11" x 10' 11" (4.24m x 3.33m)

With double glazed window to the front elevation, gas fire (not tested) with surround and hearth, laminate floor, radiator.

### **Kitchen**

14' 1" x 7' 0" (4.29m x 2.13m)

With wall and base units with work surface over, part tiled walls, tiled floor, fitted oven and hob with filter hood over, space for under counter fridge freezer, space for washing machine, one and a half bowl sink and drainer, under stairs storage cupboard, radiator.



### **Conservatory**

12' 3" x 11' 7" (3.73m x 3.53m)

With double glazed windows to the rear and side elevation, double glazed French doors to the rear garden.

### **First Floor Landing**

With access to the following rooms:

#### **Principal Bedroom**

10' 11" x 9' 3" (3.33m x 2.82m)

Measurement up to wardrobes. With double glazed window to the front, fitted wardrobes, laminate floor, radiator.

#### **Bedroom Two**

10' 1" x 8' 4" (3.07m x 2.54m)

With double glazed window to the rear elevation, radiator.

#### **Bedroom Three**

6' 6" x 5' 11" (1.98m x 1.80m)

With double glazed window to the front elevation, built-in storage cupboard, radiator.

#### **Shower Room**

8' 6" x 5' 7" (2.59m x 1.70m)

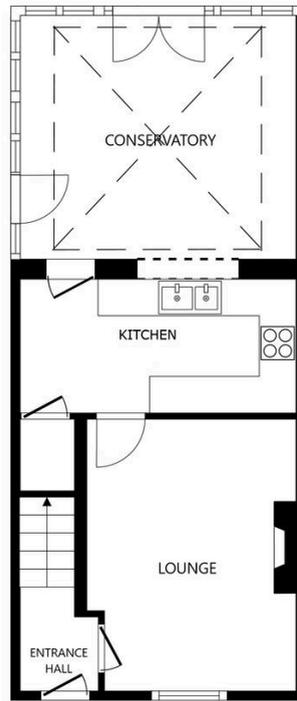
With double glazed window to the rear elevation, tiled floor, tiled walls, fitted storage cupboard housing gas boiler, wash hand basin with storage below, low-level WC, shower cubicle, tiled walls, tiled floor, ladder style towel rail/radiator.

#### **Front Garden**

A raised front garden with paved pathway/steps, lawn areas, gravelled area.

#### **Rear Garden**

With lawn, decked area to the rear, shed, fencing to perimeter.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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