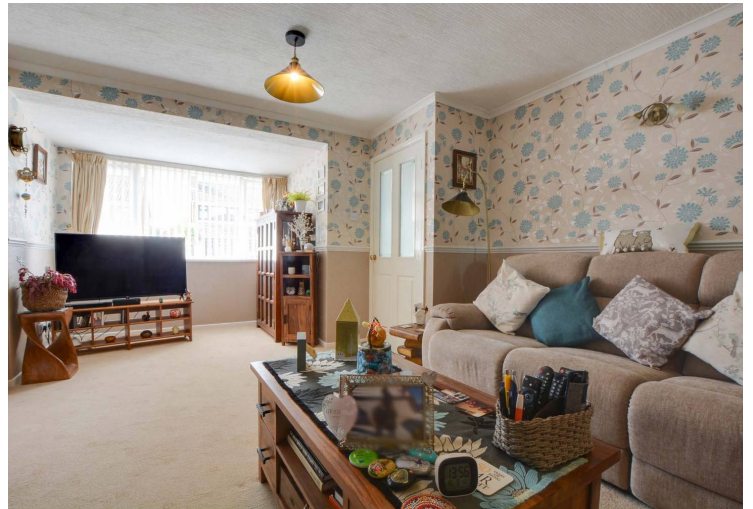




Sutton Close, Oadby

£420,000 Freehold

Extended 4-bed detached home in a quiet Oadby cul-de-sac near top schools. Features 2 reception rooms, fitted kitchen, downstairs WC, 3-piece shower room, tarmac driveway, garage & rear garden.





Entrance Hall

Entered by a double-glazed door having natural light flowing through the double-glazed window to front elevation. Also having stairs off providing access to the first floor landing, door providing access to the living room, and a radiator.



Reception Room One

20' 4" x 12' 0" (6.21m x 3.66m)

(minimising to 2.54m. Natural light flowing through the double-glazed window to front elevation. Also having coving ceiling, dado rail, living flame gas fire with surround and hearth, television point, and door providing access to the dining room.



Reception Room Two

14' 7" x 12' 1" (4.45m x 3.69m)

(Minimising to 2.90m. Boasting plenty of natural light flowing through the double-glazed window to rear elevation. Also having coving ceiling and a radiator.



Kitchen

11' 11" x 7' 7" (3.63m x 2.31m)

Stylishly appointed fitted kitchen boasting plenty of natural light coming through the double-glazed window to rear elevation. Featuring spotlights to the ceiling, ceramic tile flooring, a range of impressive glossed base and wall units accompanied by wood-effect laminated work surfaces incorporating a sink, drainer, and mixer tap. Space for a freestanding four-ring gas hob and double oven with extraction hood over. Plumbing for a washing machine, plumbing for a slimline dishwasher, built-in cupboard, and a door providing access to the lobby. Lobby has a double-glazed door providing access to the garden and access to the downstairs WC.



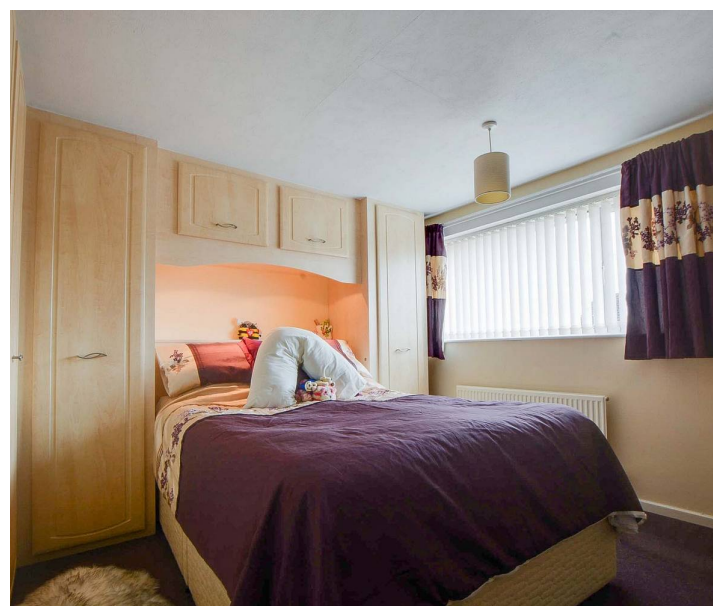
Downstairs WC

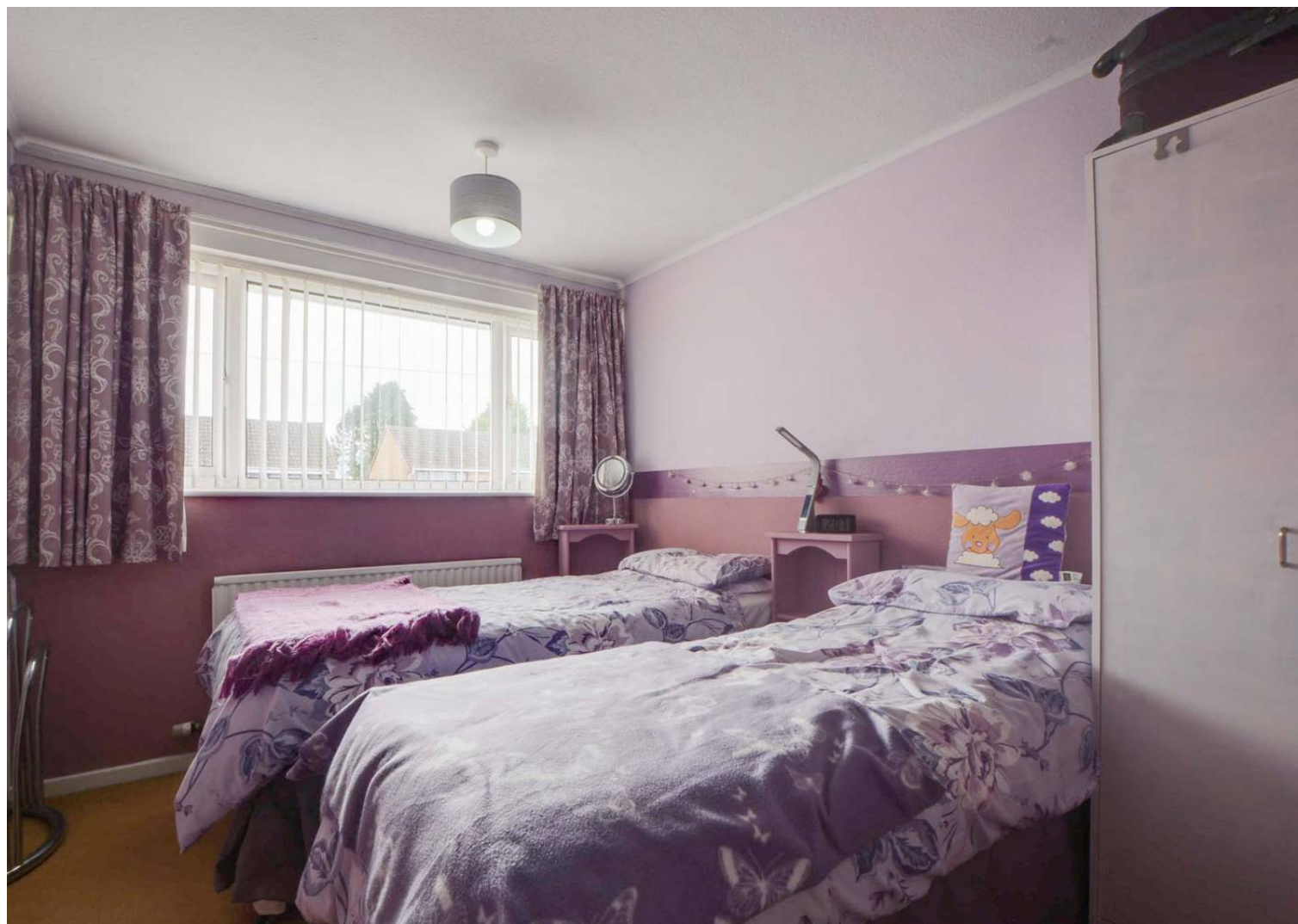
Low-level WC, wash hand basin with under-basin storage, tiled splashbacks, and a double-glazed window to the side elevation.

Bedroom One

12' 4" x 10' 2" (3.76m x 3.10m)

Having a double-glazed window to front elevation. Also featuring built-in wardrobes with overhead storage, built-in over-stairs cupboard, and a radiator.









Bedroom Two

11' 10" x 8' 5" (3.61m x 2.57m)

Having natural light flowing through the double-glazed window to the front elevation. Also having a built-in over-stairs cupboard, coving ceiling, and a radiator

Bedroom Three

11' 9" x 8' 3" (3.58m x 2.51m)

Having natural light flowing through the double-glazed window to rear elevation, coving ceiling, and a radiator.

Bedroom Four

9' 2" x 8' 7" (2.79m x 2.61m)

Having natural light flowing through the double-glazed window to rear elevation. Also having shelving, coving ceiling, and a radiator.

Shower Room

8' 7" x 6' 3" (2.61m x 1.90m)

Having natural light flowing through the double-glazed window to side elevation. Ceramic tile flooring, corner shower with shower screen and shower head over, low-level WC, feature wash hand basin with under-basin storage, and a feature wall-mounted chrome radiator.

Front Garden

Mainly a low-maintenance tarmac driveway with flower beds.

Rear Garden

Consisting of a block-paved patio seating area leading to a well-maintained lawn, mature and established flower beds, and well-maintained fence perimeter borders.

Driveway

Tarmac driveway with capacity for parking for 2 vehicles.

Garage

Standard garage for a standard vehicle



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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.