



Beaufort Way, Oadby

Offers in Excess of £355,000

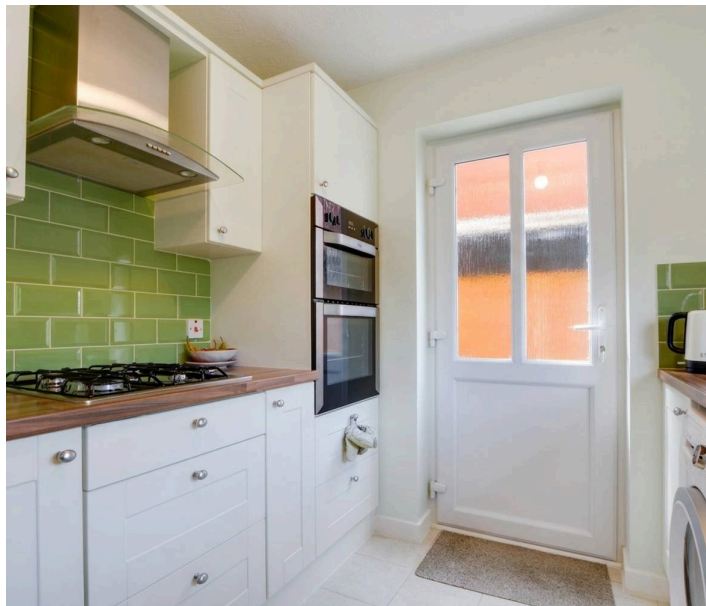
A well-presented three-bedroom detached home in a popular Oadby location, offering two reception rooms, an en-suite to the principal bedroom, driveway, garage and attractive rear garden.



Knightsbridge
Estate Agents

0116 271 3333





Entrance Porch

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

Living Room

13' 11" x 12' 7" (4.24m x 3.84m)

With a double-glazed bay window to the front elevation, carpeting, gas fire with surround, radiator and an archway leading to:

Dining Room

8' 10" x 8' 8" (2.69m x 2.64m)

With a double-glazed French door to the rear elevation, a double-glazed door to the side elevation, carpeting and a radiator.

Inner Hallway

With carpeting and a radiator.

Downstairs WC

5' 10" x 3' 0" (1.78m x 0.91m)

With a double-glazed window to the rear elevation, laminate flooring, WC, wash hand basin and a radiator.

Kitchen

8' 9" x 7' 10" (2.67m x 2.39m)

With a double-glazed window to the rear elevation, a double-glazed door to the side elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, double oven, hob, extractor fan, space for a fridge, space for a washing machine and a radiator.



First Floor Landing

With a double-glazed window to the side elevation, carpeting, loft access, airing cupboard, and a storage cupboard.

Bedroom One

12' 1" x 9' 6" (3.68m x 2.90m)

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

En-Suite

8' 8" x 3' 6" (2.64m x 1.07m)

With a double-glazed window to the front elevation, laminate flooring, shower cubicle with shower over, wash hand basin, WC, partly tiled walls and a radiator.

Bedroom Two

12' 0" x 8' 10" (3.66m x 2.69m)

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

Bedroom Three

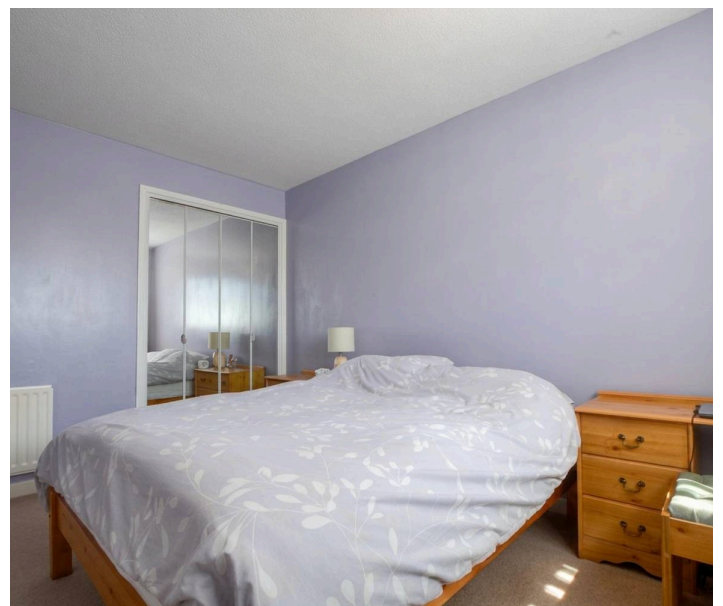
8' 9" x 7' 7" (2.67m x 2.31m)

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

Bathroom

7' 8" x 6' 8" (2.34m x 2.03m)

With a double-glazed window to the rear elevation, laminate flooring, WC, wash hand basin, bath with overhead shower, partly tiled walls, and a radiator.









Front Garden

With a plant and shrub borders, lawn and pathway.

Rear Garden

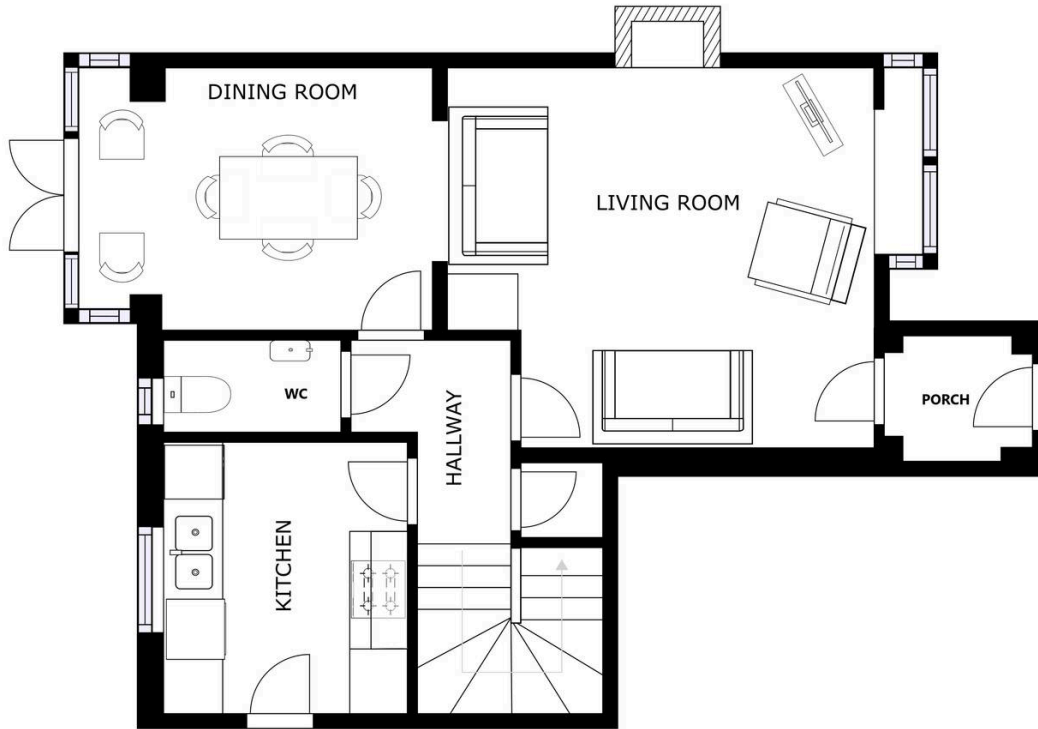
A beautifully maintained rear garden with gated side access, patio seating area, lawn, plant and shrub borders, trees, hedging and well-maintained fenced perimeter borders.

Driveway

For two vehicles

Garage

For one vehicle.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 518 sq ft, FLOOR 2: 563 sq ft
 TOTAL: 1081 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 518 sq ft, FLOOR 2: 563 sq ft
 TOTAL: 1081 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...





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:

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.