



## Park Crescent, Oadby

£400,000 Freehold

Spacious, extended 4/5-bed semi-detached home in Oadby. Features a versatile ground-floor bedroom & shower room, large through lounge, and modern kitchen/diner. No upward chain and perfectly located for schools and local amenities.



0116 271 3333





#### **Front Porch**

3' 3" x 7' 7" (1.00m x 2.30m)

Tiled floors, radiator

#### **Hallway**

15' 1" x 5' 7" (4.60m x 1.70m)

With stairs to the first floor, radiator, carpeted floor covering, door to the porch and access to downstairs living accommodation.

#### **Lounge Diner**

26' 3" x 10' 10" (8.00m x 3.30m)

This spacious through lounge diner has access to the conservatory via French doors. With a window to the front, carpet, gas fire with surround and two radiators.

#### **Conservatory**

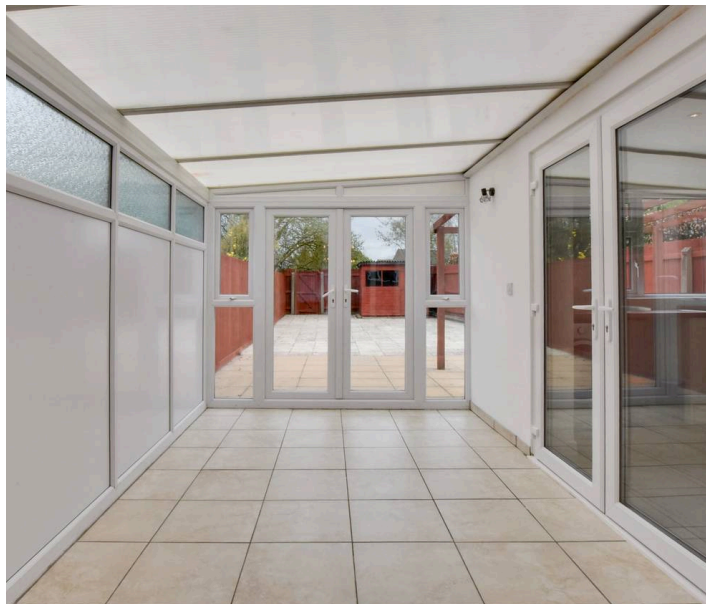
14' 1" x 8' 2" (4.30m x 2.50m)

This double glazed conservatory is a versatile room and has access to the rear garden via French doors. With a radiator, tiled flooring and French doors leading to the lounge diner.

#### **Kitchen**

22' 8" x 14' 1" (6.90m x 4.30m)

A practical kitchen with a mix of wall and base units, sink and drainer unit with mixer tap, part tiled walls, space for appliances such as fridge freezer, washing machine, dishwasher. Built in oven and hob with extractor fan over and tiled splashbacks. Ceiling spotlights, tiled flooring radiator, boiler and a double glazed window overlooking the rear garden





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### **FRONT GARDEN**

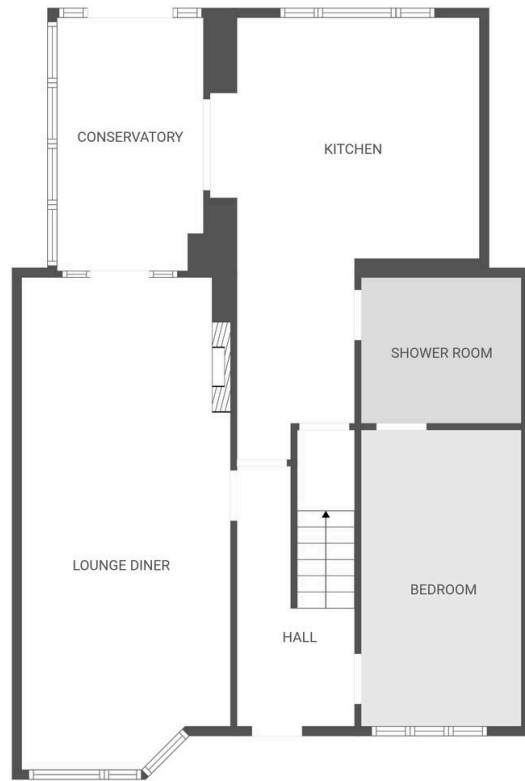
Low maintenance, paved with a small stone border and plants

### **REAR GARDEN**

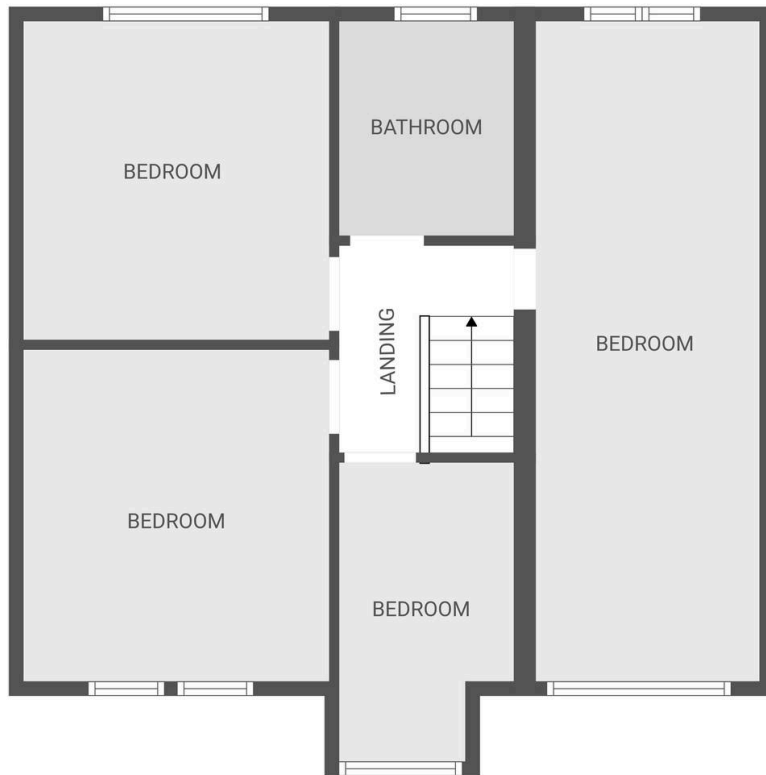
Low maintenance slabbed patio rear garden with a pergola, shed, fully fenced surround and gated rear and side access.

### **COMMUNAL GARDEN**

Community-owned Park: Access to secure private park land at the back. It is not part of the property, but owners can pay a voluntary contribution currently £10/year for the upkeep.



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



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Positioned closed to local schools including Brocks Hill Primary and Gartree High, the home is also perfectly placed for the amenities of Oadby Parade.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

**We'll keep you moving...**



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