



## The Pastures, Oadby

£305,000

A CHAIN-FREE three-storey end-townhouse home having been re-decorated and re-carpeted (2025). The home enjoys a RE-FITTED kitchen on the first floor and RE-FITTED bathroom to the second floor.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





### **Entrance Hall**

Via a double glazed door, with oak effect floor, stairs to first floor, door to the garage, radiator.

### **Bedroom Three**

9' 2" x 8' 1" (2.80m x 2.47m)

With double glazed window to the rear elevation, radiator.

### **Ground Floor WC**

With wood effect floor, low-level WC, wash hand basin, part tiled walls, radiator.

### **First Floor Landing**

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

### **Through Lounge Diner**

19' 9" x 11' 5" (6.02m x 3.48m)

Measurement narrowing to 2.55m. With double glazed French doors to a Juliet balcony, double glazed window to the rear elevation, TV point, two radiators.



### **Fitted Kitchen**

9' 3" x 9' 0" (2.82m x 2.74m)

With double glazed window to the rear elevation, wood effect floor, a range of wall and base units with work surface over, stainless steel sink, drainer and mixer tap, part tiled walls, inset four ring gas hob and oven, extractor hood, integrated fridge, integrated freezer.

### **Second Floor Landing**

With loft access.

### **Bedroom One**

10' 11" x 10' 3" (3.32m x 3.13m)

Maximum measurement. With double glazed window to the front elevation, built-in wardrobes, radiator, door to the en-suite.

### **En-Suite Shower Room**

With double glazed porthole window to the front elevation, shower cubicle, wash hand basin, part tiled walls.

### **Bedroom Two**

10' 6" x 9' 2" (3.20m x 2.79m)

Maximum measurement. With double glazed window to the rear elevation, radiator.

### **Bathroom**

6' 3" x 5' 4" (1.90m x 1.62m)

With double glazed windows to the rear elevation, bath with shower over and shower screen, low-level WC, wash hand basin, part tiled walls, radiator.

### **Rear Garden**

With decked seating area, lawn, fencing to perimeter.

### **Driveway**

For appox 1 vehicle.

### **Garage**

Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



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