



Beaumont Street, Oadby

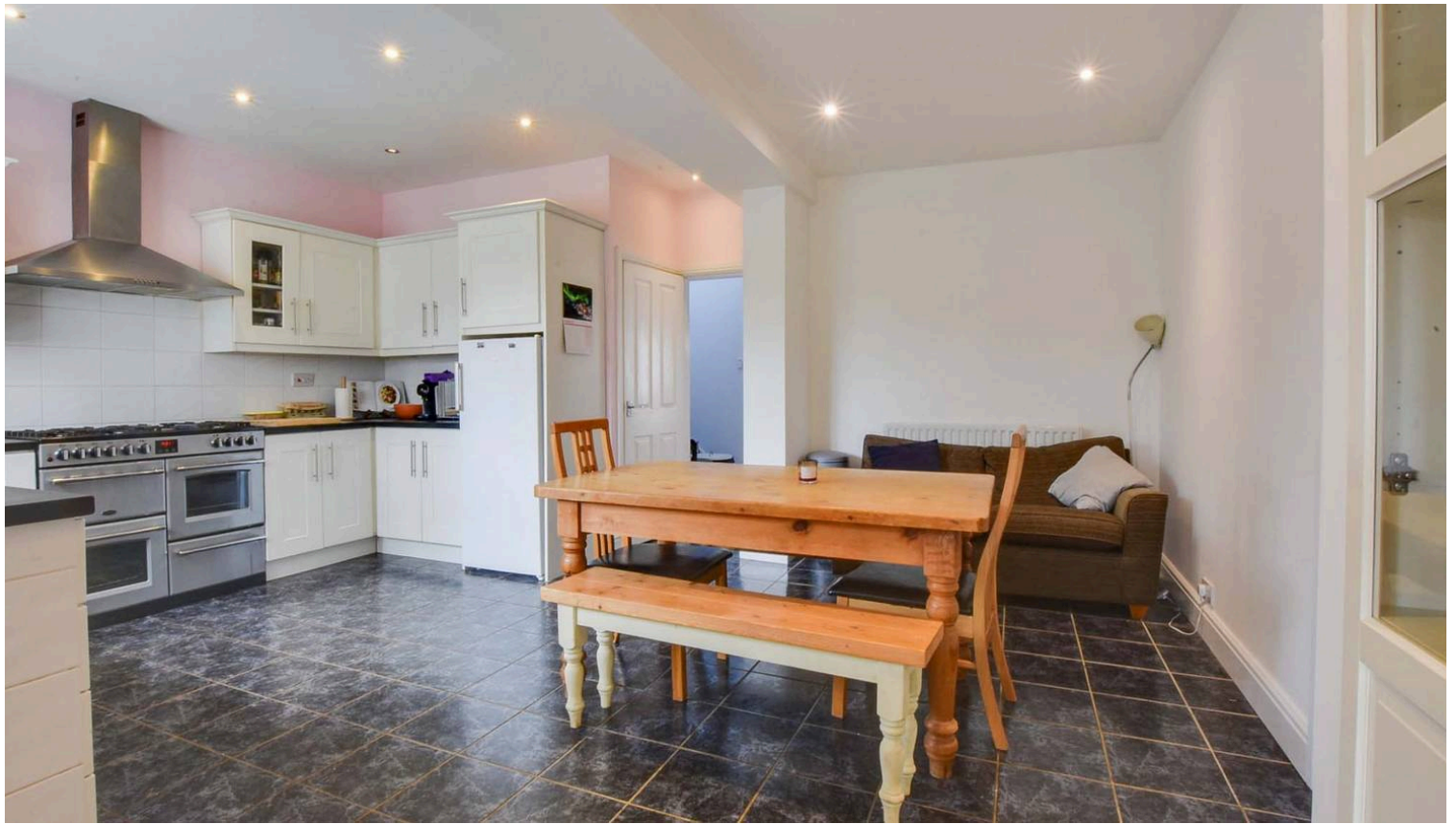
£325,000 Freehold

Charming 3-bed semi-detached corner plot in Oadby. Features two reception rooms, open-plan kitchen-diner, rear garden with a summer house Close to Oadby Town Centre. No upward chain—perfect for families. Viewing highly recommended



0116 271 3333





Porch

3' 7" x 9' 10" (1.10m x 3.00m)

An inviting entry point to the home, featuring durable tiled flooring that offers both practicality and a clean, welcoming aesthetic.

Hallway

6' 7" x 5' 11" (2.00m x 1.80m)

A well-proportioned hallway providing access to the first floor via the staircase. This space benefits from a central heating radiator positioned to the left, a traditional ceiling light pendant, and a practical under-stairs cupboard providing excellent additional storage.

Living Room

15' 9" x 15' 5" (4.80m x 4.70m)

A bright and beautifully sized reception room boasting a feature bay window that floods the space with natural light. Characterful pink decor is complemented by carpeting throughout. The room features a charming gas fire with a mantelpiece acting as a focal point, stylish modern spotlights, and a radiator for warmth.

Lobby

4' 7" x 2' 11" (1.40m x 0.90m)

Conveniently located off the kitchen-diner, this practical lobby features tiled flooring and a modern spotlight, providing seamless flow into the utility room.



Open-Plan Kitchen-Diner

17' 5" x 14' 1" (5.30m x 4.30m)

The true heart of the home, this expansive open-plan space is finished with clean tiled flooring and modern spotlights. The kitchen area is superbly equipped with timeless shaker-style cabinets and striking black laminate worktops. There is an abundance of space for premium appliances, including a range cooker, dishwasher, and a fridge-freezer. A well-positioned sink enjoys views through the window overlooking the rear garden. The dining area features a radiator to the left and a door leading through to the secondary lobby.

Utility Room

7' 7" x 7' 3" (2.30m x 2.20m)

Spacious and functional utility room featuring tiled flooring, a central heating radiator, and a practical sink unit. Styled with matching shaker cabinets, it provides excellent storage alongside designated space for a washing machine, tumble dryer, and an additional fridge-freezer.

Downstairs WC

An essential ground-floor convenience tiled throughout and fitted with a low-level toilet and a hand wash basin. The room is serviced by a central heating radiator and illuminated by two integrated lights.

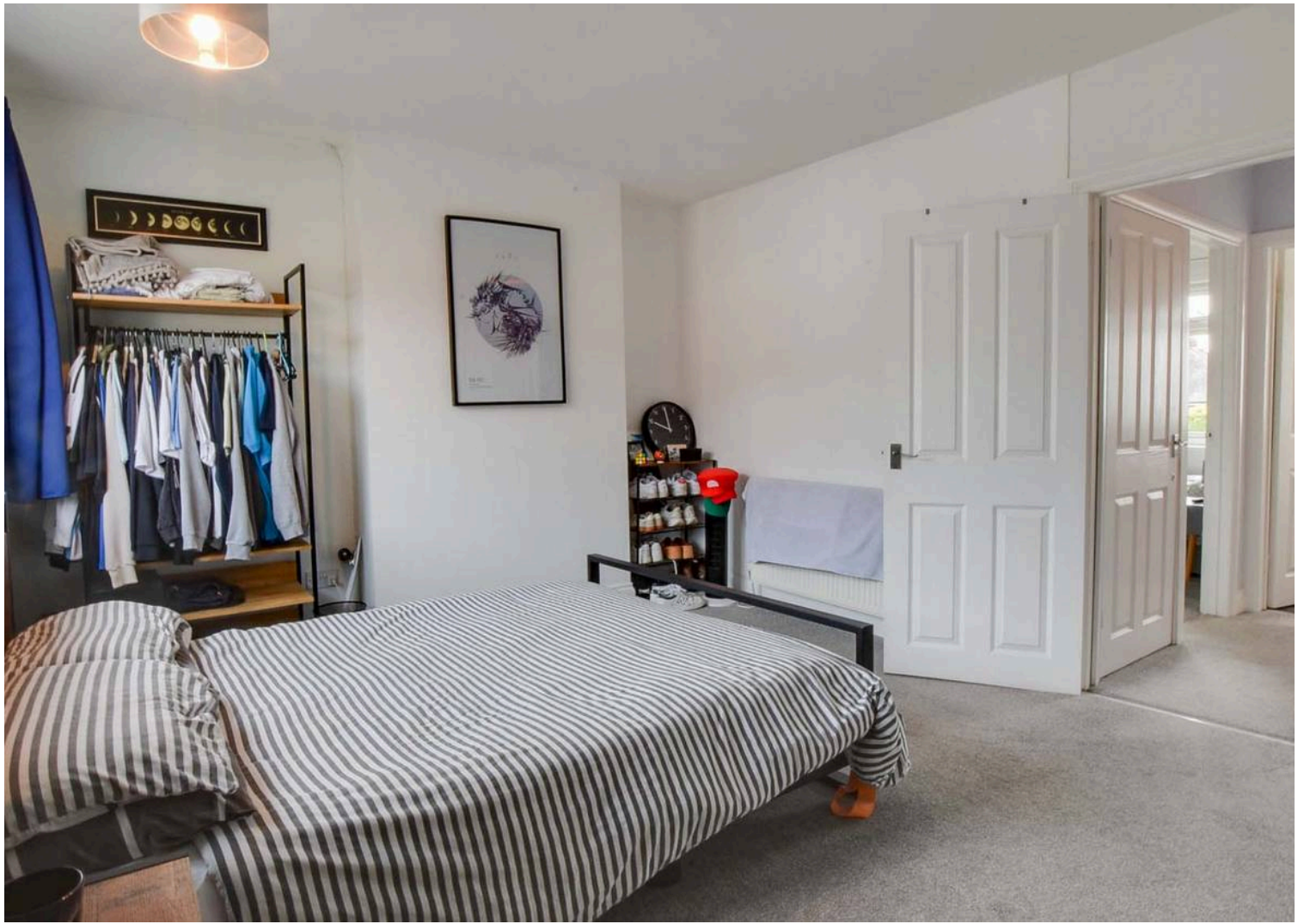
Second Reception Room

13' 9" x 11' 10" (4.20m x 3.60m)

Flowing effortlessly from the kitchen-diner, this light-filled living space features an impressive apex roof ceiling and premium laminate flooring. Styled with high skirtings and a central heating radiator, the room is defined by double doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living.









First Floor Landing

10' 2" x 5' 3" (3.10m x 1.60m)

A bright and airy landing space featuring a large window, a central heating radiator, and a classic ceiling light pendant. The landing houses a dedicated storage cupboard containing the property's central heating boiler and provides access to all three bedrooms, the family bathroom, and a staircase leading to the loft storage room.

Bedroom One

14' 9" x 9' 2" (4.50m x 2.80m)

A generous, carpeted double bedroom featuring a large window that invites ample natural daylight, with a central heating radiator neatly positioned underneath and a central light pendant.

Bedroom Two

14' 5" x 12' 2" (4.40m x 3.70m)

Positioned to the front of the property, this beautifully presented double bedroom boasts whitewash walls paired with stylish grey carpeting. The room features a large window and a central heating radiator.

Bedroom Three

12' 10" x 8' 2" (3.90m x 2.50m)

A highly versatile third bedroom. The room includes a window, a small central heating radiator, and a clever, open under-stairs closet providing convenient wardrobe storage.

Bathroom

6' 11" x 6' 3" (2.10m x 1.90m)

A modern family bathroom fitted with practical lino flooring, sleek spotlights, and half-tiled walls. The suite comprises a low-level WC, a hand wash basin, and a bath with an integrated shower overhead. A privacy window overlooks the rear garden, and a standard radiator provides warmth.

Loft Storage Space

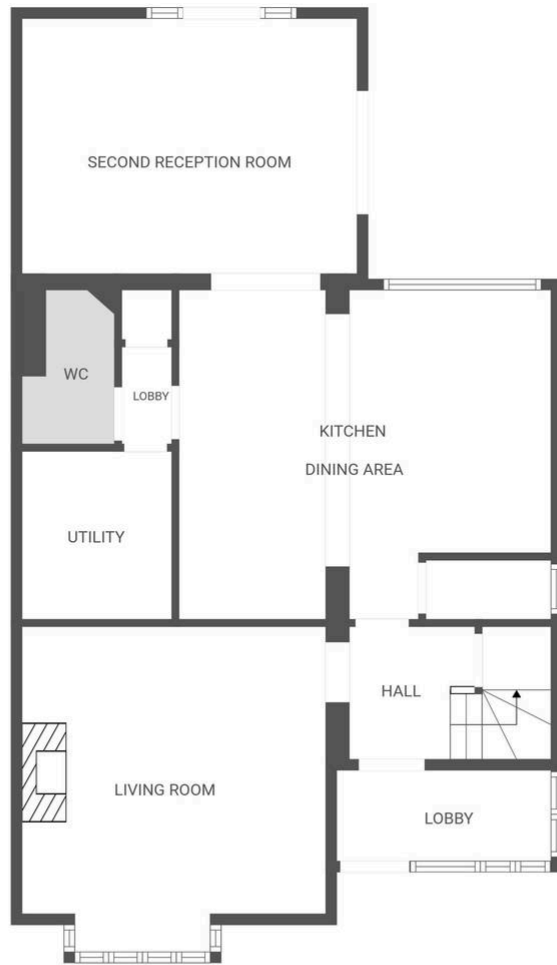
Accessed via an internal staircase from the first-floor landing, this useful bonus space is currently utilised as highly convenient additional storage.

Front Garden

Occupying a prominent corner plot, the property features a beautifully maintained paved and stone front garden that elegantly wraps around the side of the house. Secure side access leads directly to the private rear garden.

Rear Garden

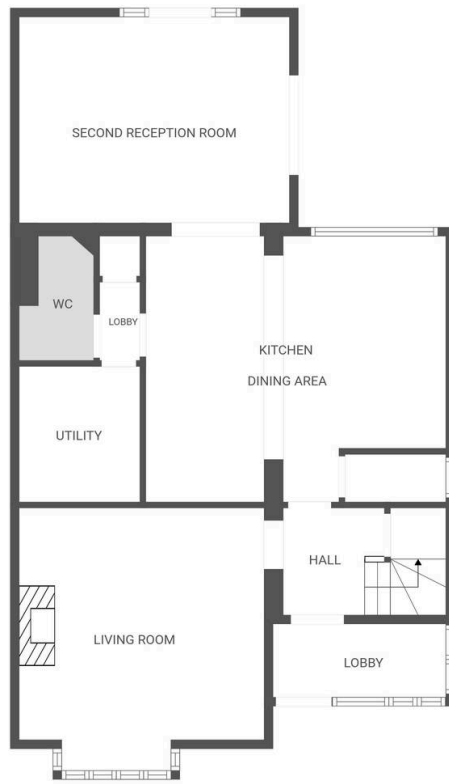
An oasis of privacy, the enclosed rear garden is not directly overlooked, offering a wonderful sense of seclusion. The outdoor space is beautifully balanced with a generous lawn area, mature decorative shrubs, and a partially paved patio area perfect for outdoor seating. Storage and leisure are exceptionally well catered for, with two storage sheds positioned to the side of the property, an additional storage shed at the back, and a charming timber summer house.



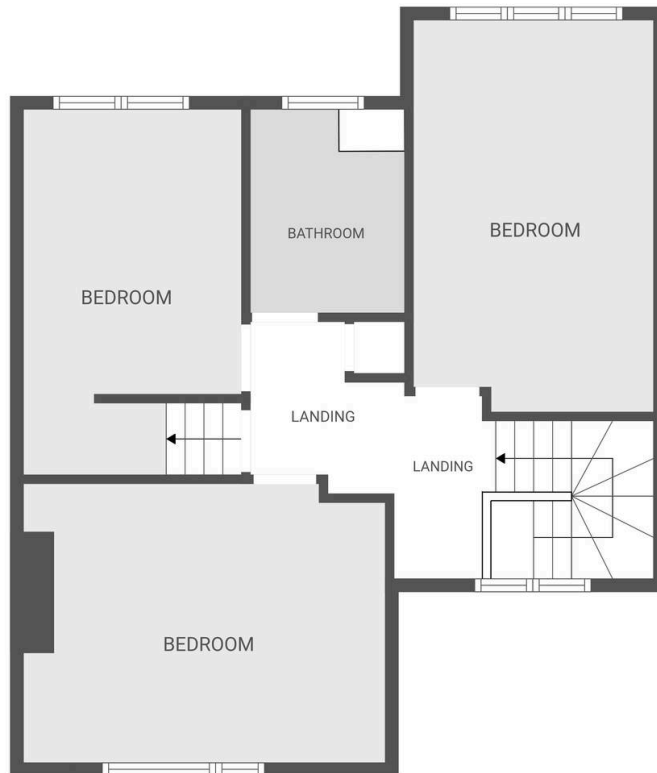
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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

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