



## Ringers Spinney, Oadby

£650,000 Freehold

Detached 3-bedroom bungalow on one of Oadby's most prestigious addresses, set on approx 0.3 acre plot. Ideal redevelopment, refurbishment or extension opportunity (STPP) with a large rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





### **Entrance Hall**

An L-shaped hallway that wraps around to the left-hand side, carpet flooring, a storage cupboard to the rear, and a radiator.

### **Reception Room**

18' 11" x 12' 0" (5.77m x 3.66m)

With a double-glazed bay window to the front elevation, double-glazed patio doors to the rear elevation, carpet flooring, a serving hatch to the kitchen, and three radiators.

### **Kitchen**

12' 11" x 9' 1" (3.94m x 2.77m)

With a double-glazed window to the rear elevation, a serving hatch to the lounge, tiled floor, a sink and drainer unit with a range of wall and base units with work surfaces over, and a radiator.



### **Bedroom One**

13' 11" x 12' 0" (4.24m x 3.65m)

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

### **Bedroom Two**

11' 11" x 10' 3" (3.63m x 3.13m)

With a double-glazed window to the rear elevation, two storage cupboards, carpet flooring, and a radiator.

### **Bedroom Three**

9' 1" x 6' 11" (2.77m x 2.10m)

With a double-glazed window to the side elevation, a storage cupboard to the rear, carpet flooring, and a radiator.

### **Bathroom**

7' 1" x 5' 7" (2.15m x 1.69m)

With two double-glazed windows to the side, a bath, a handwash basin, a carpet, and a towel rail over a radiator.

### **WC**

7' 0" x 2' 5" (2.14m x 0.73m)

With a double-glazed window to the side, vinyl plank flooring, and a WC.

### **Rear Garden**

Predominantly laid to lawn, with a generous plot extending a considerable distance to the rear.

### **Driveway**

Off-street parking with capacity for 4+ vehicles.



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

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