

Newby Gardens, Oadby

£325,000 Freehold

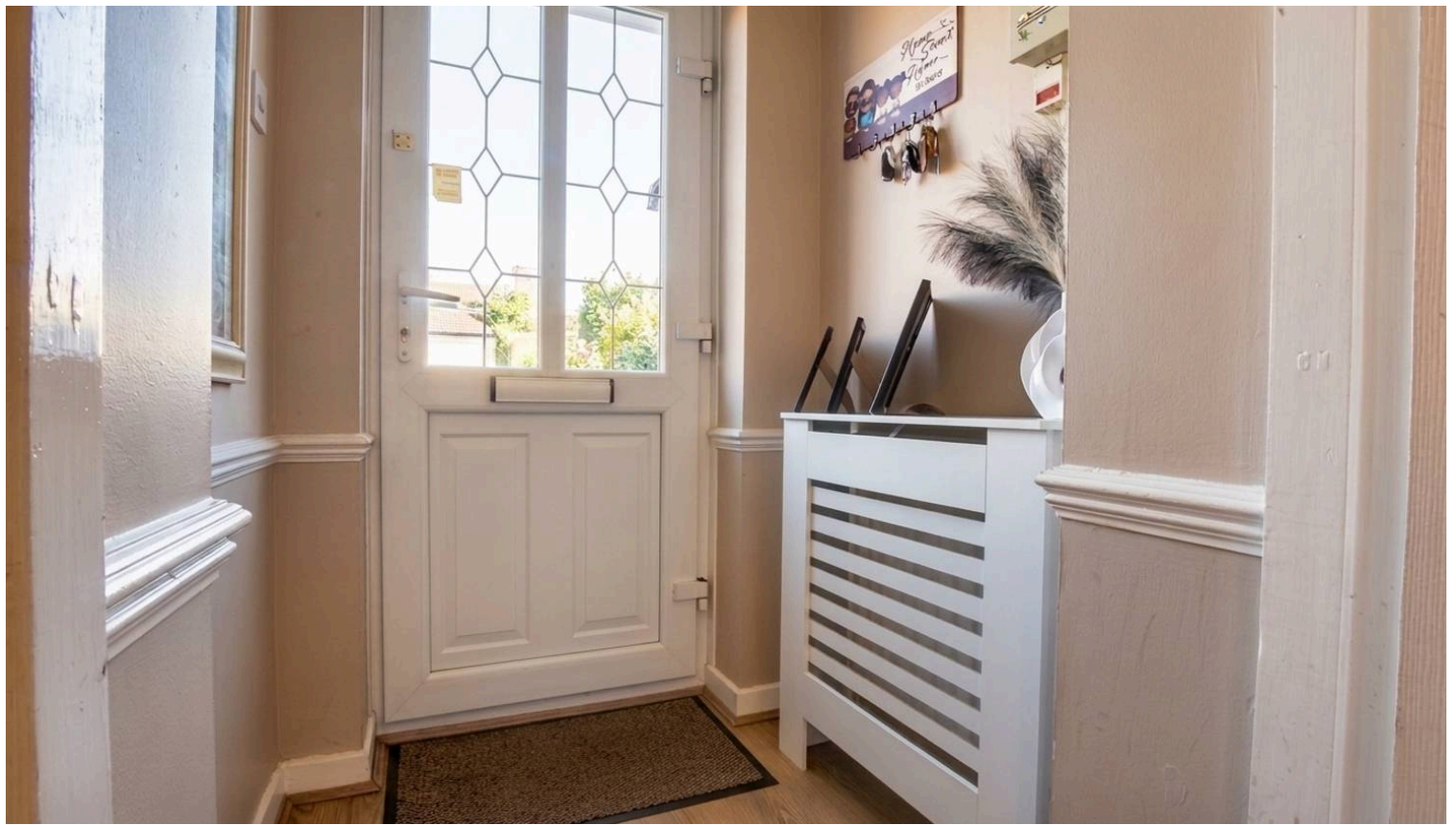
A well-presented three-bedroom detached home in a popular Oadby location, offering a driveway, garage, en-suite to the principal bedroom and a low-maintenance garden, with no upward chain.



Knightsbridge
Estate Agents

0116 271 3333





Hallway

4' 11" x 3' 11" (1.50m x 1.20m)

Includes a radiator.

Reception Room

13' 5" x 12' 6" (4.10m x 3.80m)

Features a large window, a radiator underneath, and a gas fireplace (not connected). Leads to a second hallway via a glass door and to the dining area via an archway.

Dining Area

8' 10" x 8' 6" (2.70m x 2.60m)

Features patio doors to the garden and a door to the second hallway.

Second Hallway

6' 3" x 4' 7" (1.90m x 1.40m)

Contains stairs and doors to the kitchen and the downstairs WC.

Downstairs WC

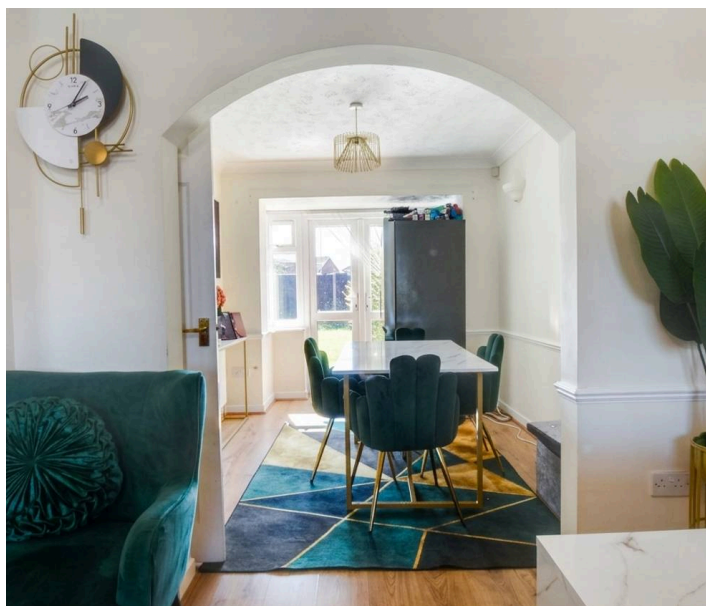
6' 7" x 2' 11" (2.00m x 0.90m)

Includes a radiator, a window, a toilet, and a sink basin.

Kitchen

9' 2" x 7' 10" (2.80m x 2.40m)

With a sink and drainer unit with a range of wall and base units with work surfaces over, it contains a gas hob, electric oven, space for a microwave/built-in grill, and two under-counter spaces for a dishwasher or washing machine. Includes a window, the boiler, and an extractor fan.





Landing

8' 10" x 8' 2" (2.70m x 2.50m)

With a window and two storage areas.

Bedroom One

12' 2" x 9' 2" (3.70m x 2.80m)

Includes a radiator, built-in storage, a wardrobe with over-bed units, and a window. A door leading to the en-suite.

En-Suite

5' 11" x 3' 11" (1.80m x 1.20m)

Includes a window, toilet, sink basin, radiator, a shower and partly tiled walls.

Bedroom Two

11' 10" x 8' 10" (3.60m x 2.70m)

Features two windows, built-in wardrobes and a radiator.

Bedroom Three

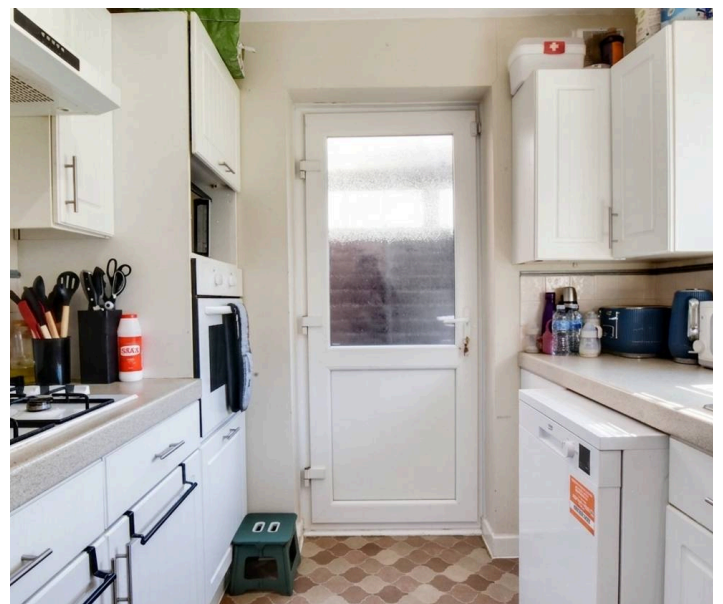
8' 6" x 7' 10" (2.60m x 2.40m)

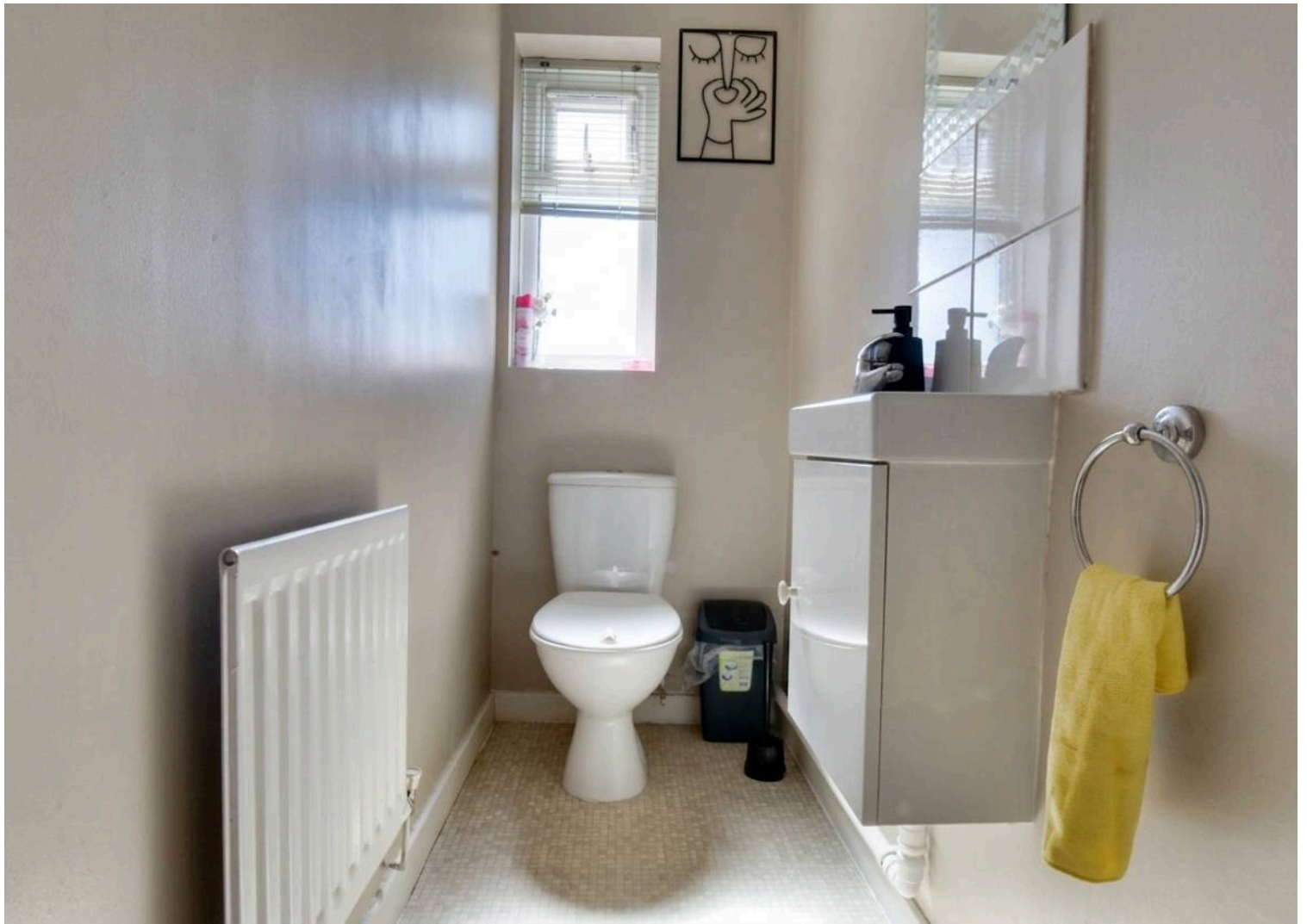
Includes a window and a radiator.

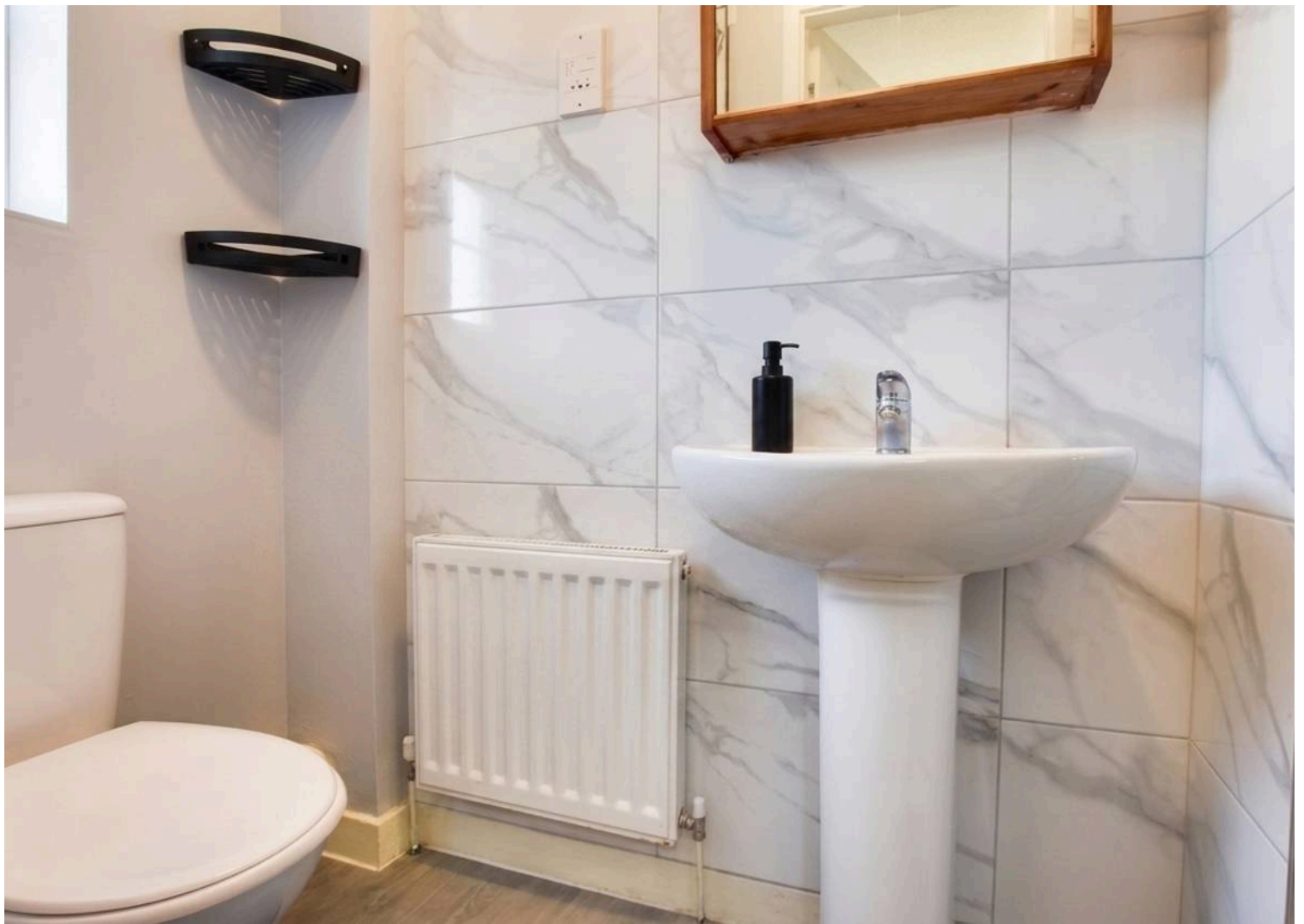
Family Bathroom

8' 2" x 5' 11" (2.50m x 1.80m)

Includes a radiator, bath with overhead shower, sink basin, toilet, and a window.







**Front Garden**

Lawned area with a driveway.

Rear Garden

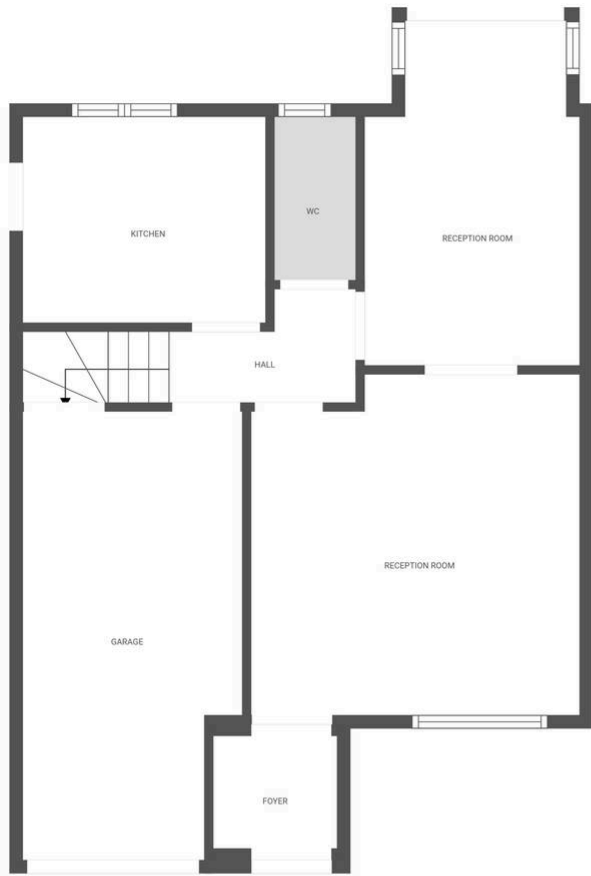
A low-maintenance rear garden with a patio seating area, lawn and fenced perimeters.

Driveway

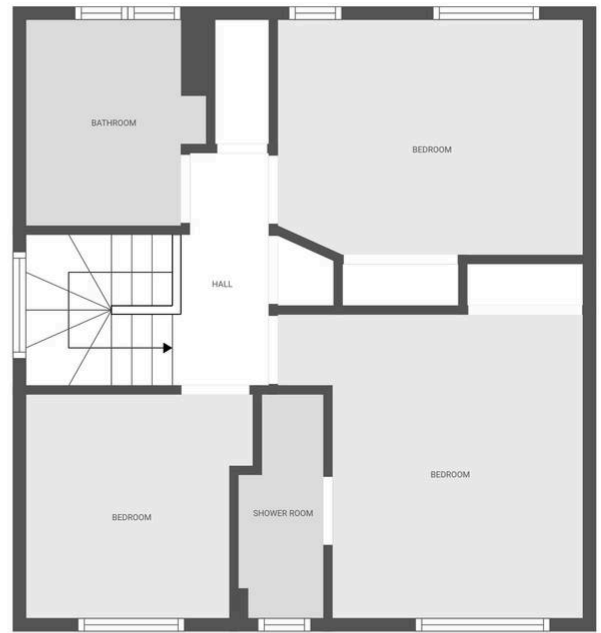
For one vehicle

Garage

5.30m x 2.5m with an up-and-over door to the front, and access from the second hallway internally. Includes space for a washing machine and dryer, electrics, and a ceiling light pendant.



Ground floor



1st floor

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





The property is ideally situated for Oadby's highly regarded schools and benefits from nearby bus links into Leicester City Centre, with its professional quarters and train station. A wide range of amenities are available along The Parade in Oadby Town Centre, including three mainstream supermarkets. Leisure and recreational facilities such as Leicester Racecourse, the University of Leicester Botanic Gardens, Parklands Leisure Centre, and Glen Gorse Golf Club are also close by.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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.