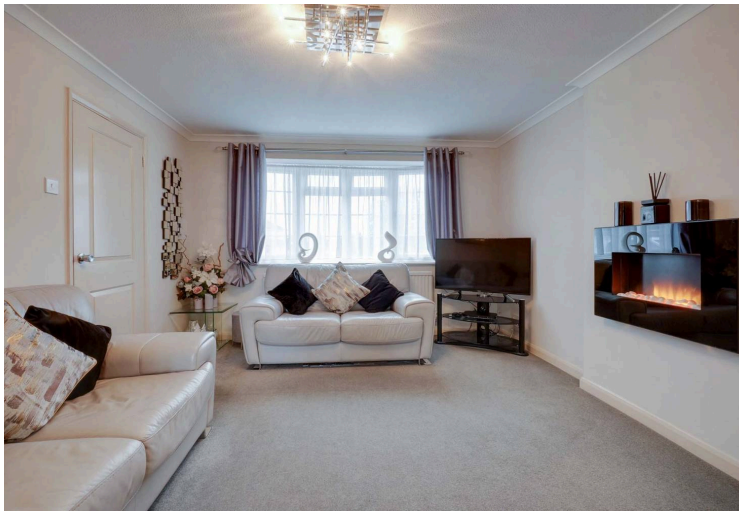


Berkeley Close, Oadby

Offers in the Region of £400,000

Situated on a CORNER PLOT this FOUR BEDROOM detached home in Oadby has two reception rooms, a downstairs WC, a kitchen, four bedrooms, a family bathroom, a driveway and a garage.

KB Knightsbridge Estate Agents

0116 271 3333

Entrance Hall
With a double-glazed window to the front elevation, carpeting, understairs storage and a radiator.

WC
7' 10" x 2' 10" (2.39m x 0.86m)
With a double-glazed window to the side, laminate flooring, WC, wash hand basin and a radiator.

Living Room
14' 3" x 11' 8" (4.34m x 3.56m)
With a double-glazed bay window to the front elevation, carpeting, electric fire, radiator and double doors to the dinning room.

Dining Room
11' 7" x 7' 10" (3.52m x 2.39m)
With double glazed doors to the rear elevation, carpeting and a radiator.

Kitchen
14' 6" x 7' 3" (4.42m x 2.21m)
With two double-glazed windows to the rear elevation, a double-glazed door to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, tiled splash backs, oven, induction hob, extraction fan, wine cooler and a radiator.

Landing
With a storage cupboard, carpeting and a radiator.

Bedroom One
13' 3" x 11' 4" (4.04m x 3.45m)
With a double-glazed window to the front elevation, storage cupboard, fitted wardrobes and overhead unit, fitted desk, carpeting and a radiator.

Bedroom Two
11' 2" x 10' 4" (3.40m x 3.15m)
With a double-glazed window to the rear elevation, carpeting, built in wardrobes and a radiator.

Bedroom Three
11' 3" x 8' 6" (3.43m x 2.59m)
With a double-glazed window to the front elevation, storage cupboard, carpeting and a radiator.

Bedroom Four
7' 5" x 7' 2" (2.26m x 2.18m)
With a double-glazed window to the rear elevation, laminate flooring, fitted wardrobe, shelving and a radiator.

Bathroom
7' 3" x 7' 1" (2.21m x 2.16m)
With a double-glazed window to the rear elevation, tiled flooring, tiled walls, wash hand basin, WC, shower cubicle, fitted wall units and radiator.

Garden

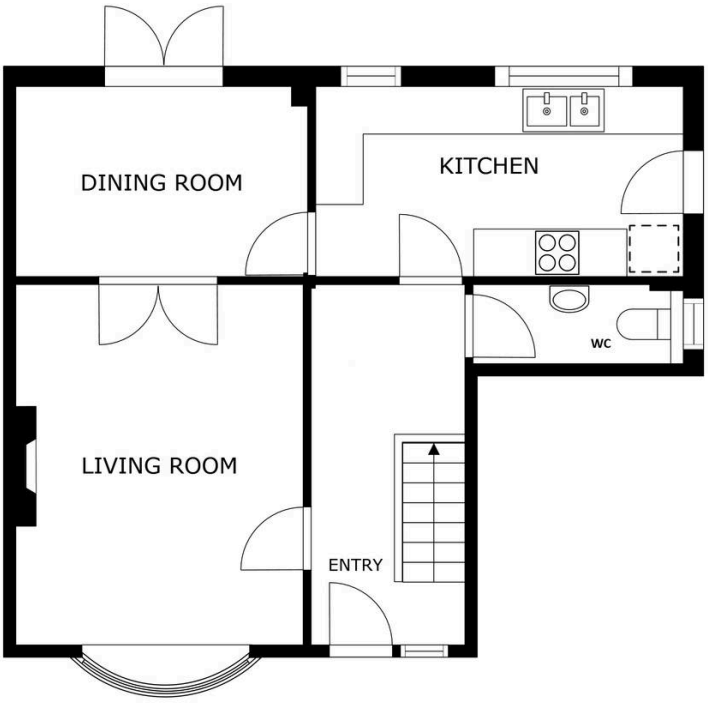
With three separate patio seating areas and a generous lawn area.

Driveway

For two vehicles

Garage

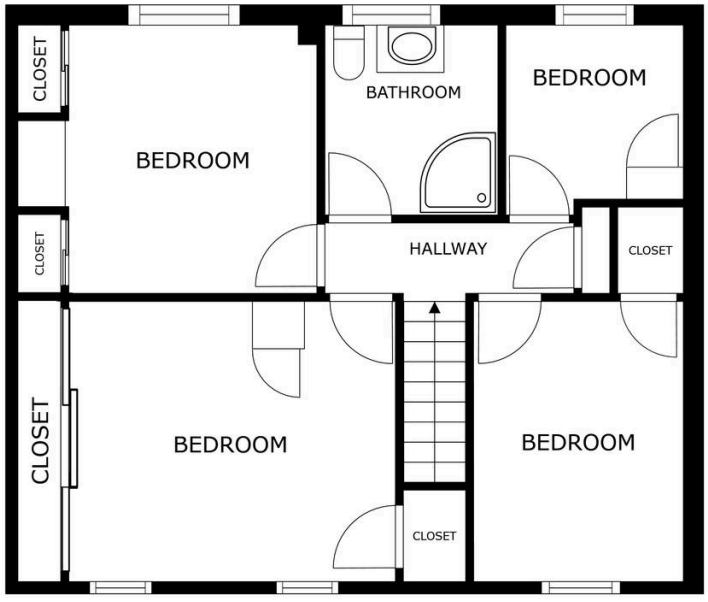
For one vehicle.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 50.5 m² FLOOR 2 59.5 m²
TOTAL : 110.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 50.5 m² FLOOR 2 59.5 m²
TOTAL : 110.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

The property is ideally situated for Oadby's highly regarded schools and nearby bus links running into Leicester City Centre with its professional quarters and train station. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens and Parklands Leisure Centre and Glen Gorse Golf Club.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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.