



Erringtons Close, Oadby

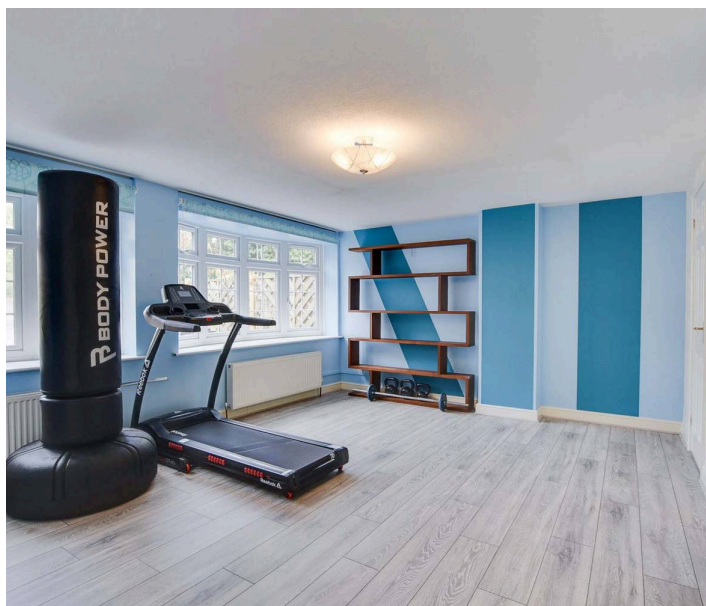
£575,000

This SPACIOUS detached family home offering WELL PRESENTED accommodation to include three reception rooms and FIVE BEDROOMS. There is also a driveway providing off-road parking.



0116 271 3333





Entrance Hall

With under stairs storage cupboard, stairs to first floor, laminate floor, radiator.

Lounge

21' 3" x 11' 4" (6.48m x 3.46m)

With double glazed bay window to the front elevation, double glazed French doors to the rear elevation, carpet floor, gas fire with surround and hearth, two radiators.

Dining Room

12' 2" x 9' 9" (3.70m x 2.96m)

With double glazed French doors to the rear elevation, tiled floor, radiator.

Kitchen

15' 3" x 10' 8" (4.64m x 3.24m)

With double glazed window to the rear and side elevations, tiled floor, wall and base units with work surface over, integrated double oven, integrated hob, extractor fan, integrated fridge freezer, integrated dishwasher, one and a half bowl sink and drainer unit, radiator.

Utility Room

6' 0" x 5' 10" (1.82m x 1.77m)

With double glazed door to the side elevation, tiled floor, wall and base units with work surface over, plumbing for washing machine, space for tumble dryer, sink and drainer unit, radiator.



Ground Floor WC

6' 9" x 3' 1" (2.07m x 0.93m)

With double glazed window to the side elevation, tiled floor, wash hand basin, low-level WC, radiator.

Study

8' 1" x 6' 9" (2.46m x 2.07m)

With double glazed window to the side elevation, laminate floor, radiator.

Reception Room Three

17' 5" x 12' 8" (5.30m x 3.86m)

With two double glazed bay windows to the side elevation, laminate floor, storage cupboard, two radiators.

First Floor Landing

With double glazed window to the front elevation, carpet floor, storage cupboard, radiator.

Bedroom One

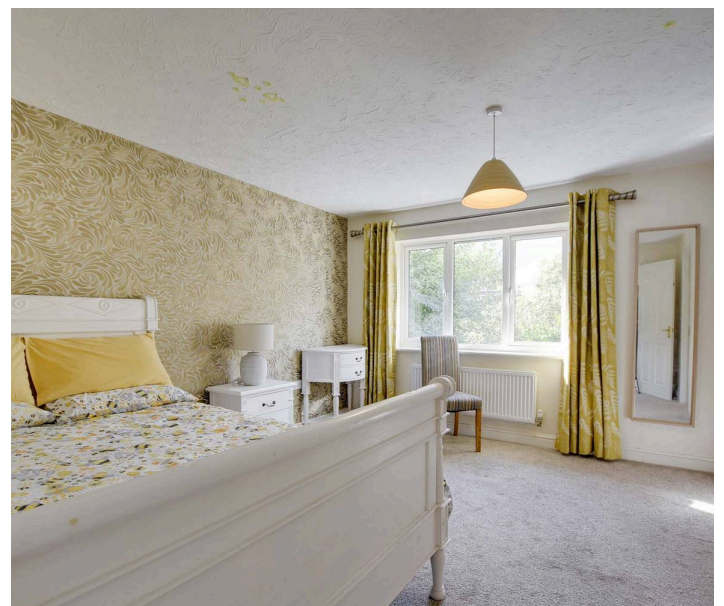
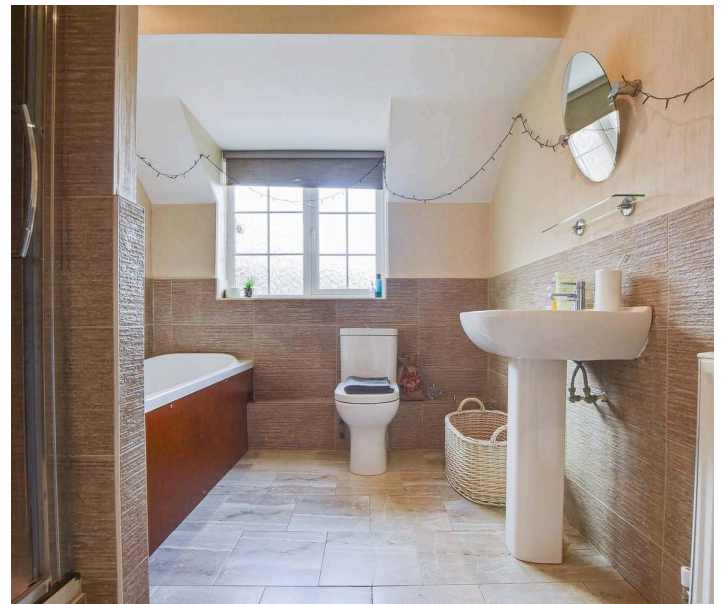
17' 5" x 16' 0" (5.32m x 4.89m)

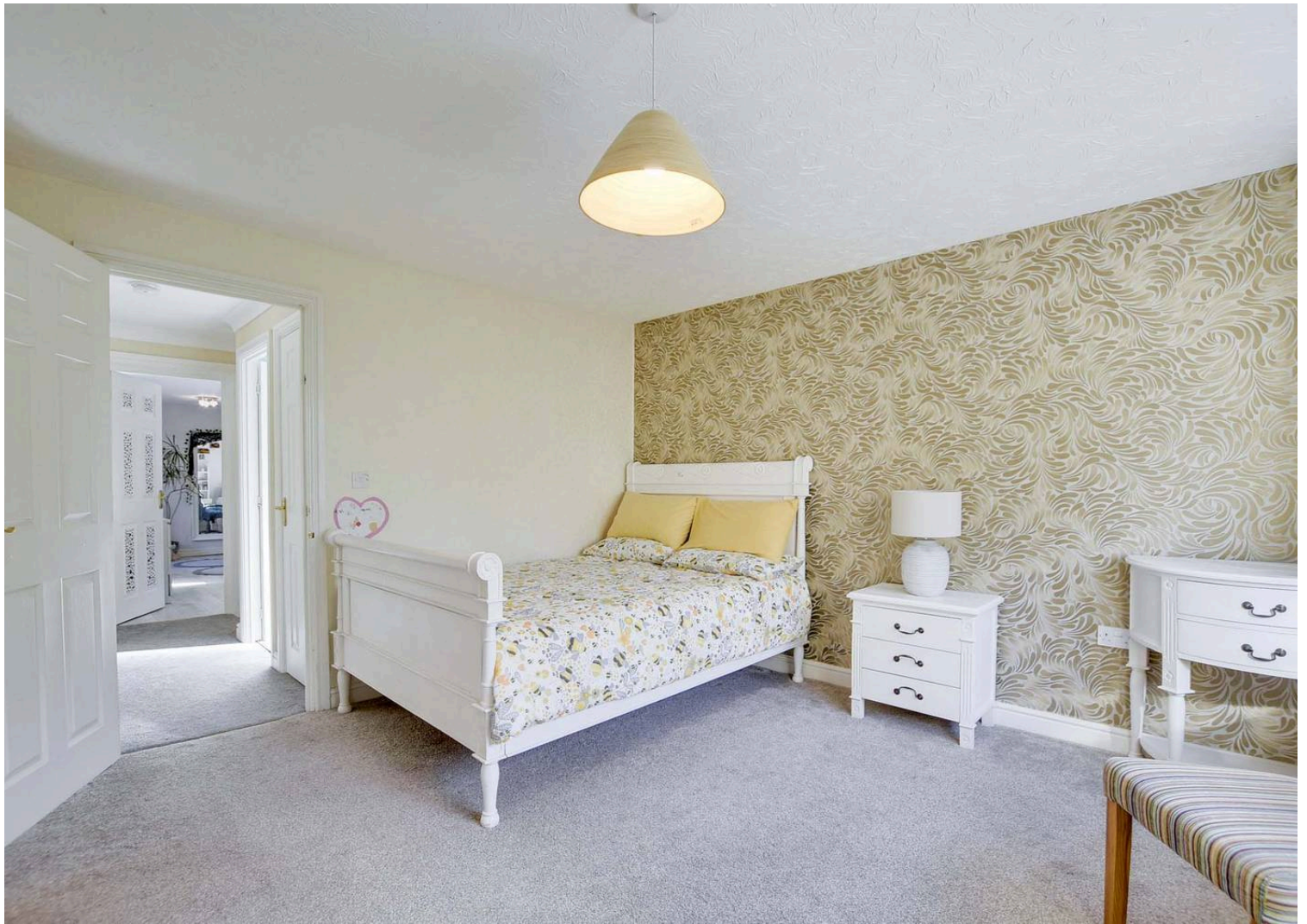
Measurement narrowing to 2.87 m. With double glazed windows to the side elevations, laminate floor, two radiators.

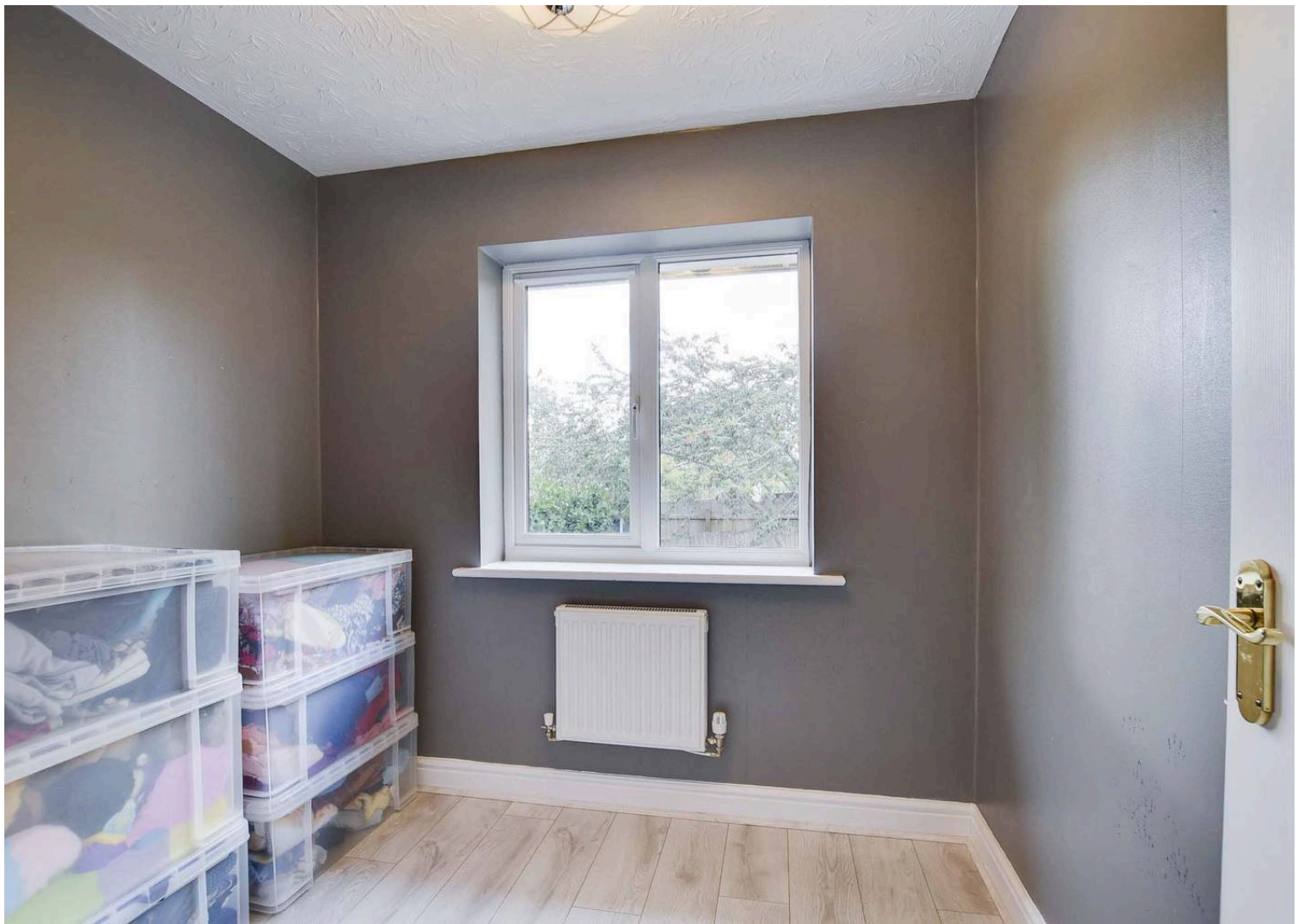
Walk-In Wardrobe

5' 9" x 4' 0" (1.75m x 1.23m)

Measurement up to wardrobes. With fitted wardrobes, laminate floor.









En-Suite

9' 8" x 7' 7" (2.95m x 2.30m)

With double glazed window to the side elevation, tiled floor, part tiled walls, bath, separate shower cubicle, low-level WC, wash hand basin, radiator.

Bedroom Two

12' 5" x 11' 3" (3.79m x 3.44m)

With double glazed window to the rear elevation, carpet floor, fitted wardrobes, radiator.

En-Suite

5' 5" x 5' 4" (1.66m x 1.62m)

With tiled floor, part tiled walls, low-level WC, wash hand basin, shower cubicle, radiator.

Bedroom Three

11' 2" x 10' 8" (3.41m x 3.25m)

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

Bedroom Four

11' 2" x 10' 4" (3.40m x 3.15m)

With double glazed window to the rear elevation, laminate floor, radiator.

Bedroom Five

7' 7" x 6' 8" (2.32m x 2.04m)

With double glazed window to the rear elevation, laminate floor, radiator.

Bathroom

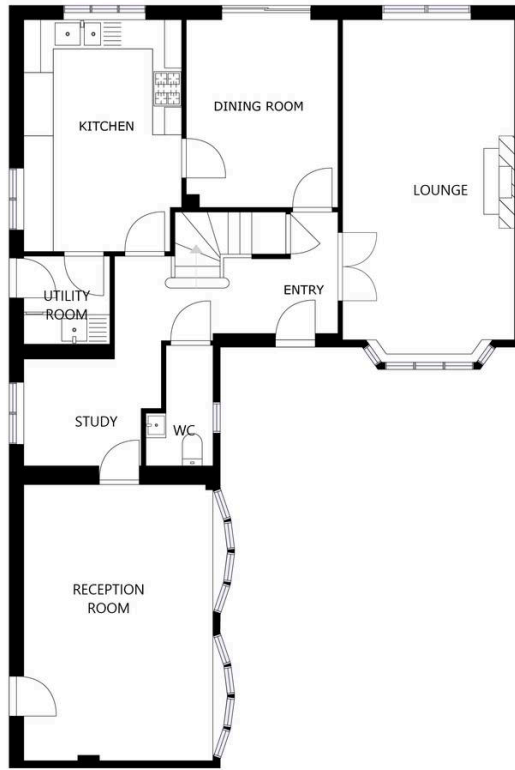
With double glazed window to the side elevation, tiled floor, part tiled walls, bath, low-level WC, wash hand basin, ladder towel rail/radiator.

Front Garden

With driveway, shrubs, slate areas.

Rear Garden

With side gated access, paved patio area, pebble area, shrubs, fencing to perimeter, fenced off flowerbed to the rear.



FLOOR 1



FLOOR 2



We'll keep you moving...





Driveway - 2 vehicles

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

Council Tax band: F

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.