



## Tilton Drive, Oadby

£315,000

Three-bedroom semi-detached home with an extended dining room, driveway, garage, and a rear garden that currently enjoys open field views. Offered with no upward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:



0116 271 3333





#### **Entrance Hall**

With a double-glazed window to the side elevation, stairs to the first floor, and a radiator.

#### **Living Room**

19' 10" x 12' 3" (6.05m x 3.74m)

with a double-glazed bay window to the front elevation, an electric fire with brick surround, a TV point, and two radiators.

#### **Extended Dining Room**

14' 0" x 9' 9" (4.26m x 2.96m)

with a double-glazed window to the rear, double-glazed doors to the side elevation, and a radiator.

#### **Kitchen**

12' 10" x 8' 0" (3.92m x 2.43m)

with a double-glazed window to the rear elevation, double-glazed door to the side lobby, one and a half bowl sink and drainer, a range of wall units with under-unit lighting, base units with work surfaces over, breakfast bar, built-in oven and gas hob with stainless steel chimney hood over, wall-mounted boiler, and radiator.



## Side Lobby

with double-glazed doors to front and rear elevations, plumbing for a washing machine, and an internal door to the garage.

## First Floor Landing

With loft access, two built-in cupboards, and inset ceiling spotlights.

## Bedroom One

12' 5" x 2519' 8" (3.78m x 768.00m)

with a double-glazed window to the front elevation, fitted wardrobes, a built-in cupboard, and a radiator.

## Bedroom Two

11' 7" x 8' 6" (3.54m x 2.59m)

with a double-glazed window to the front elevation, fitted wardrobes, a built-in cupboard, and a radiator.

## Bedroom Three

12' 4" x 8' 6" (3.77m x 2.59m)

with a double-glazed window to the rear elevation, a built-in cupboard, and a radiator.

## Bathroom

with double-glazed windows to the rear and side elevations, a bath with an electric shower over, a pedestal wash hand basin, and a low-level WC, tiled walls, tiled floor, shaver point, and radiator.

## Rear Garden

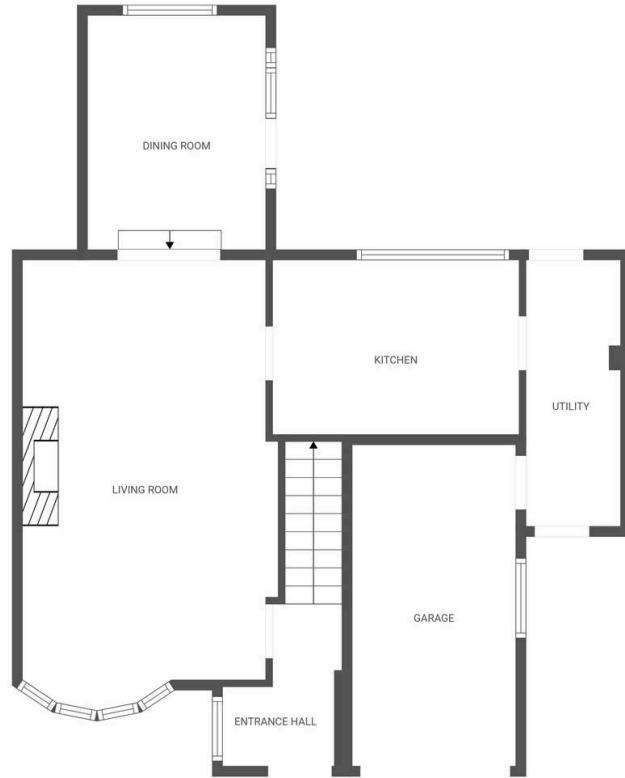
A patio area leads to a predominantly lawned rear garden, bordered by established shrubs, with a shed and fencing to the perimeter. The garden currently enjoys open field views to the rear.

## Driveway

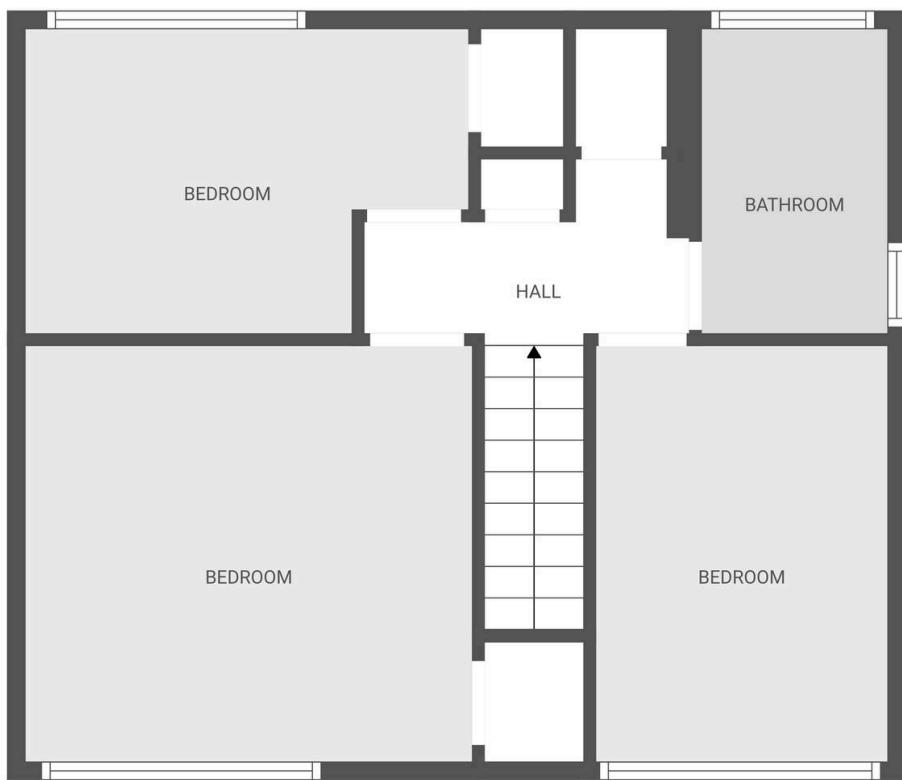
With off-road parking for approximately two vehicles.

## Garage

5.09m x 2.53m. The garage features an up-and-over door on the front elevation, as well as power, lighting, and meters. Please note that parking within the garage is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



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