



Beaufort Way, Oadby

Offers In Excess of £325,000

A well-presented three-bedroom detached home in a popular Oadby location, offering two reception rooms, an en-suite to the principal bedroom, driveway, garage and attractive rear garden.





Entrance Porch

With a double-glazed door to the door elevation, carpeting and a radiator.

Living Room

13' 11" x 12' 7" (4.24m x 3.84m)

With a double-glazed bay window to the front elevation, carpeting, gas fire with surround, radiator and an archway leading to:

Dining Room

8' 10" x 8' 8" (2.69m x 2.64m)

With a double-glazed French door to the rear elevation, a double-glazed door to the side elevation, carpeting and a radiator.

Inner Hallway

With carpeting and a radiator.

Downstairs WC

5' 10" x 3' 0" (1.78m x 0.91m)

With a double-glazed window to the rear elevation, laminate flooring, WC, wash hand basin and a radiator.

Kitchen

8' 9" x 7' 10" (2.67m x 2.39m)

With a double-glazed window to the rear elevation, a double-glazed door to the side elevation, tiled flooring, a sink and drainer unit with a range of wall and base units with work surfaces over, double oven, hob, extractor fan, space for a fridge, space for a washing machine and a radiator.



First Floor Landing

With a double-glazed window to the side elevation, carpeting, loft access, airing cupboard, and a storage cupboard.

Bedroom One

12' 1" x 9' 6" (3.68m x 2.90m)

With a double-glazed window to the front elevation, built-in wardrobes, carpeting and a radiator.

En-Suite

8' 8" x 3' 6" (2.64m x 1.07m)

With a double-glazed window to the front elevation, laminate flooring, shower cubicle with shower over, wash hand basin, WC, partly tiled walls and a radiator.

Bedroom Two

12' 0" x 8' 10" (3.66m x 2.69m)

With a double-glazed window to the rear elevation, built-in wardrobes, carpeting and a radiator.

Bedroom Three

8' 9" x 7' 7" (2.67m x 2.31m)

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

Bathroom

7' 8" x 6' 8" (2.34m x 2.03m)

With a double-glazed window to the rear elevation, laminate flooring, WC, wash hand basin, bath with overhead shower, partly tiled walls, and a radiator.









Front Garden

With a plant and shrub borders, lawn and pathway.

Rear Garden

A beautifully maintained rear garden with gated side access, patio seating area, lawn, plant and shrub borders, trees, hedging and well-maintained fenced perimeter borders.

Driveway

For two vehicles

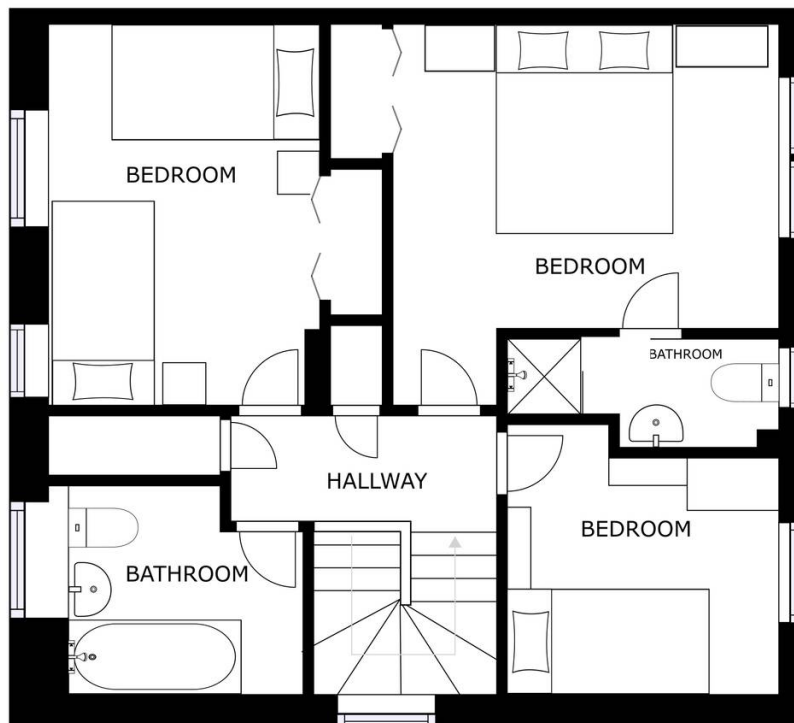
Garage

For one vehicle.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 518 sq ft, FLOOR 2: 563 sq ft
TOTAL: 1081 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 518 sq ft, FLOOR 2: 563 sq ft
TOTAL: 1081 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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: D

EPC Environmental Impact Rating:

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