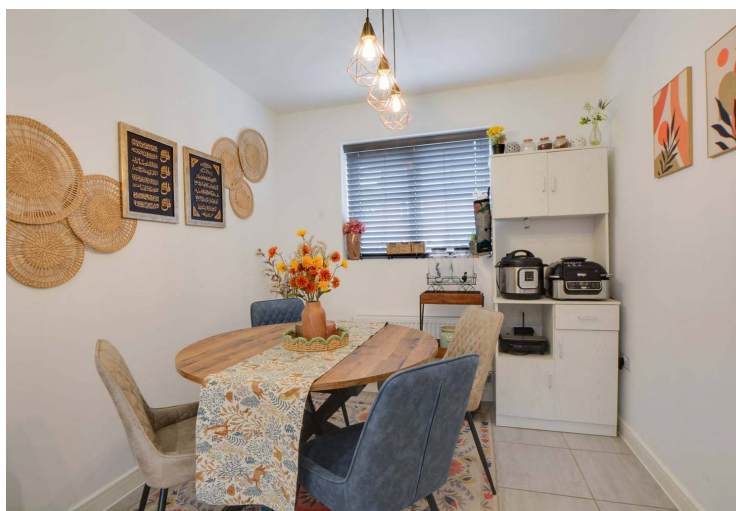
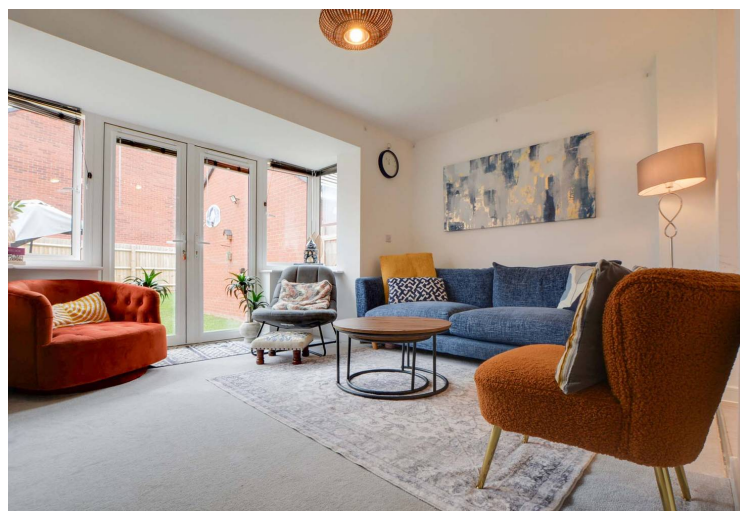




Abbots Drive, Oadby

Offers Over £375,000 Freehold

Stylish 3-bed modern semi-detached home in Oadby. Set over 3 floors featuring 2 reception areas, high-spec kitchen, 3 bathrooms, principal dressing suite, garden, garage & driveway.





Entrance Hall

Composite front door, ceramic tiled flooring, stairs providing access to first floor landing, under-stairs cupboard, radiator.

Downstairs WC

Obscured double glazed window to front elevation, ceramic tiled flooring, low-level WC, wash hand basin, tiled splashbacks, radiator.

Front Reception Room

9' 1" x 8' 2" (2.78m x 2.50m)

Double glazed window to front elevation, ceramic tiled flooring, radiator, opening providing access to the fitted kitchen.

Kitchen

9' 11" x 8' 2" (3.02m x 2.50m)

Double glazed window to side elevation, spotlights, ceramic tiled flooring. Range of white gloss base and wall units accompanied by marble effect laminated work surfaces incorporating a sink, drainer, and mixer tap. Integrated 4-ring gas hob with extraction hood and stainless steel splashback, integrated oven, integrated dishwasher, integrated fridge, integrated freezer, opening providing access to the lounge.



Rear Reception Room

15' 3" x 11' 8" (4.66m x 3.56m)

Double glazed French doors providing views and access to the rear garden, additional double glazed windows to rear and side elevations, television point, radiator, opening providing access to the kitchen.

First Floor Landing

Radiator, staircase providing access to the second floor.

Bedroom Two

13' 9" x 10' 4" (4.18m x 3.16m)

Double glazed window to front elevation, television point, radiator, door to en-suite.

En- Suite

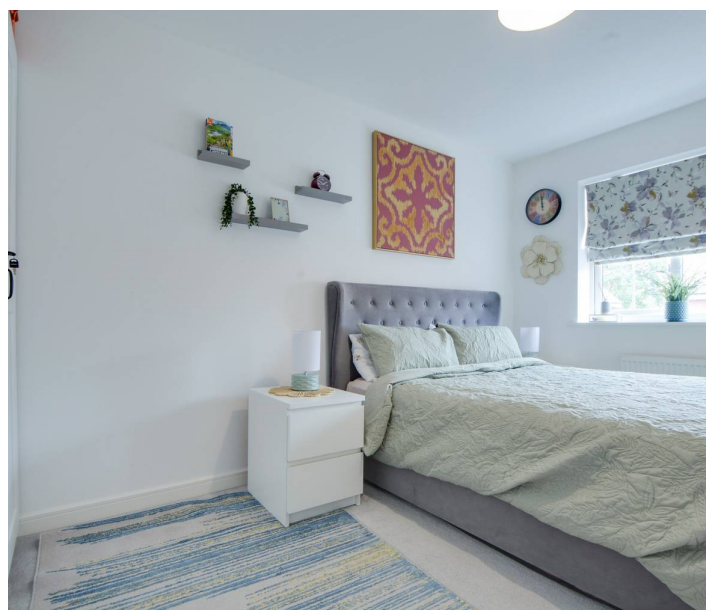
6' 3" x 4' 8" (1.90m x 1.41m)

Obscured double glazed window to front elevation, shower cubicle with shower screen and shower head over, low-level WC, wash hand basin, tiled splashbacks, radiator.

Bedroom Three

15' 4" x 8' 2" (4.67m x 2.48m)

Two double glazed windows to rear elevation, radiator, door providing access to the Jack and Jill bathroom.









Jack & Jill Bathroom

7' 10" x 6' 4" (2.38m x 1.93m)

Can be accessed from Bedroom Three or the first floor landing. Ceramic tiled flooring, bath with shower over and shower screen, low-level WC, wash hand basin, tiled splashbacks, radiator.

Second Floor Landing

Access to Bedroom One (Principal Bedroom).

Principal Bedroom

12' 7" x 12' 0" (3.83m x 3.65m)

Double glazed window to front elevation, television point, radiator, access to dressing room.

Dressing Room

7' 7" x 3' 9" (2.32m x 1.15m)

Double glazed window to rear elevation, built-in wardrobes.

En-Suite

7' 5" x 6' 8" (2.26m x 2.04m)

Double glazed skylight window to rear elevation, shower cubicle with shower screen and shower head over, low-level WC, wash hand basin, tiled splashbacks, radiator.

Front Garden

No front garden; side driveway providing off-road car parking for two vehicles leading to the garage.

Rear Garden

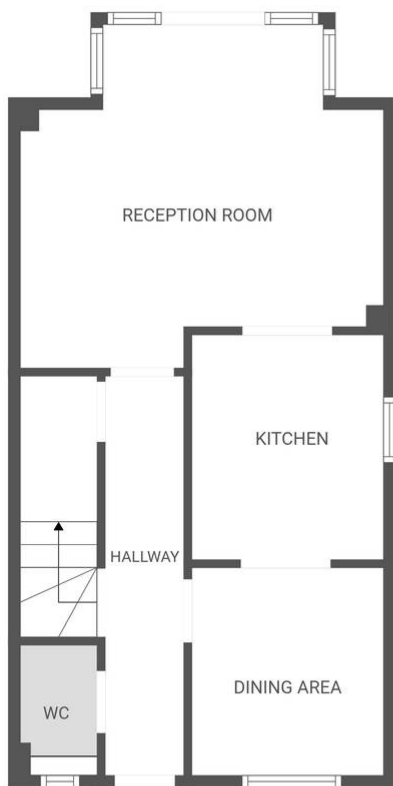
Patio seating area, well-maintained lawn, well-maintained fenced perimeter borders.

Garage

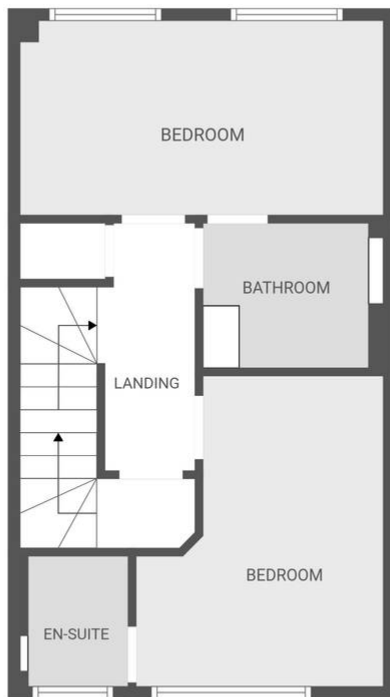
Standard single garage with up-and-over door.

Off Street

Capacity for 2 vehicles with EV charging



Ground floor



1st floor



2nd floor

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





Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

We'll keep you moving...



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