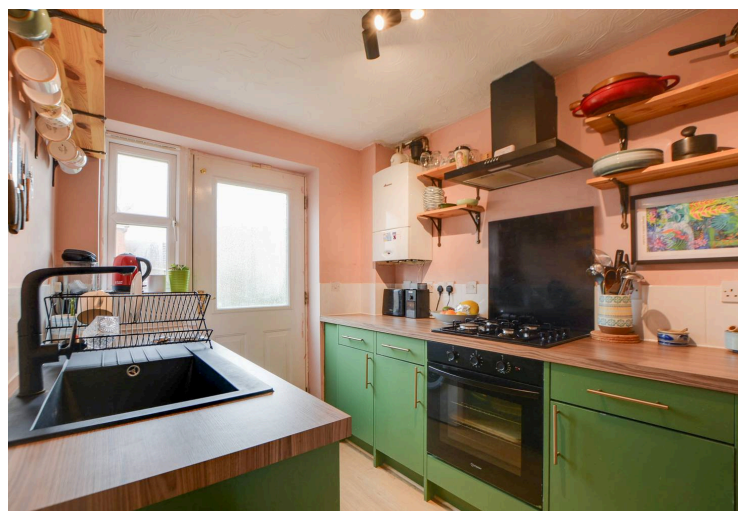
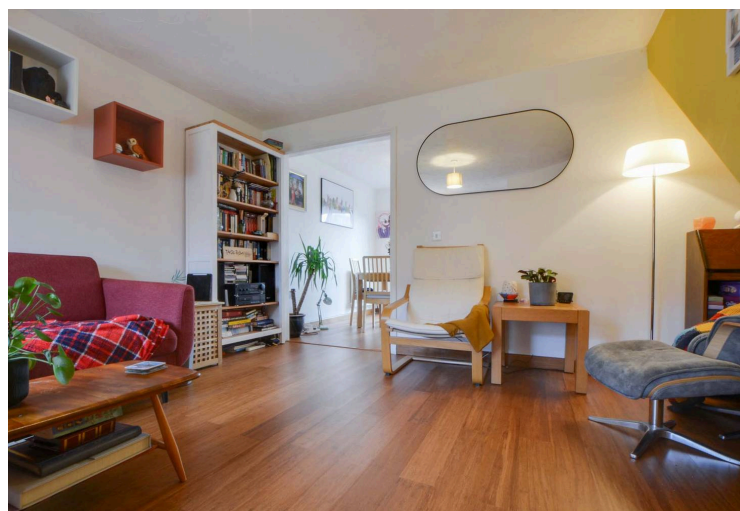
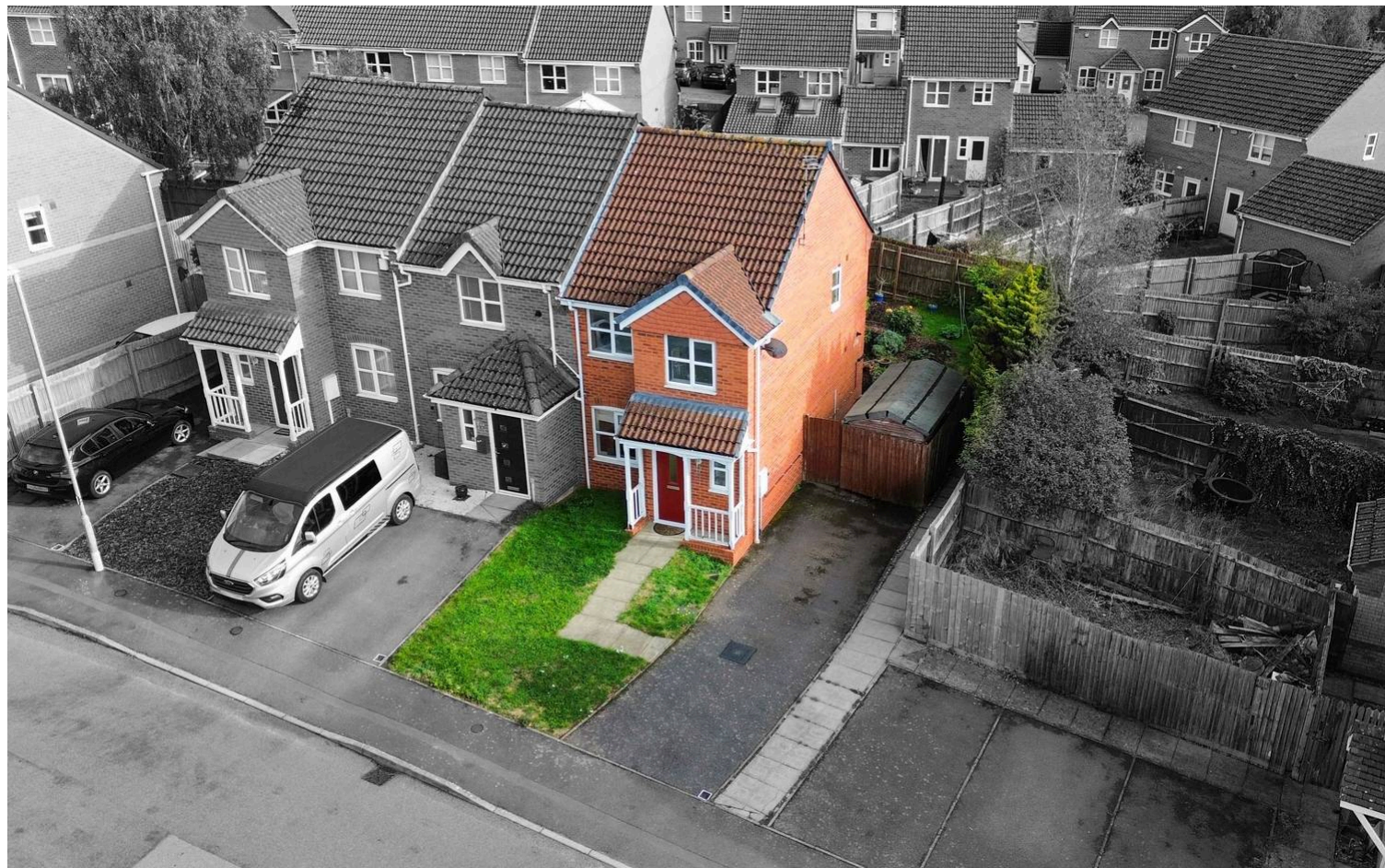


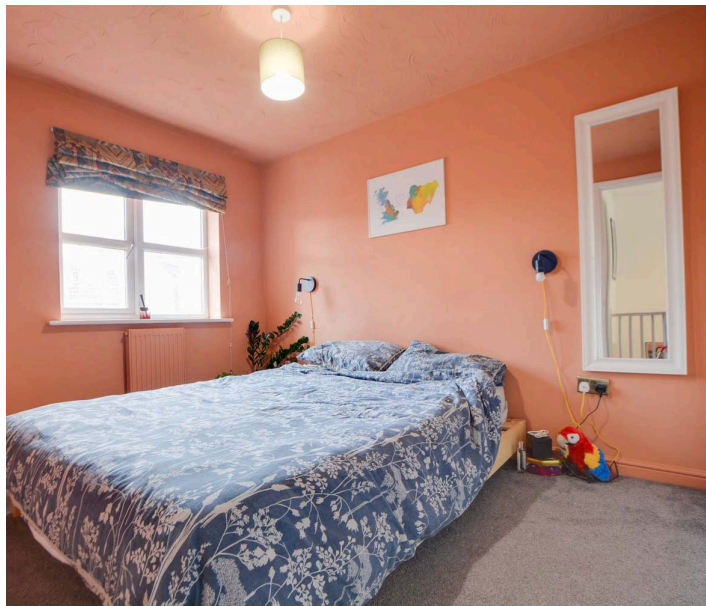


The Pastures, Oadby

Offers over £270,000 Freehold

A three-bedroom end-of-terrace home on Oadby Grange, offering two reception rooms, fitted kitchen, ground-floor WC, stylish bathroom, front and rear gardens and off-road parking for two vehicles.





Entrance Hall

Accessed via a composite front door, the welcoming entrance hall features wood flooring and a staircase rising to the first-floor landing, providing access to the accommodation.

Ground Floor WC

A useful addition to the ground-floor accommodation, fitted with a low-level WC and wash hand basin with tiled splashbacks. A double-glazed window to the front elevation provides natural light.

Lounge 13' 6" x 11' 4" (4.12m x 3.45m)

An inviting reception room enjoying natural light through a double-glazed window overlooking the front elevation. The room features wood flooring, a radiator and television point, whilst an open connection to the adjoining dining room creates an easy flow between the two reception spaces. The width measurements narrows to 2.38m due to the shape of the room.

Dining Room 9' 8" x 7' 2" (2.95m x 2.18m)

Positioned to the rear of the property, the dining room provides a dedicated space for dining and entertaining, with double-glazed sliding patio doors opening directly onto the rear garden. Continuing the wood flooring from the lounge, the room also benefits from a radiator and a door leading through to the kitchen.



Kitchen 9' 7" x 7' 1" (2.92m x 2.16m)

A well-arranged fitted kitchen featuring a range of well-maintained base units complemented by wood-effect laminate work surfaces, incorporating a composite sink and drainer with mixer tap. Cooking facilities include a four-ring gas hob, oven and extractor hood, whilst additional features include shelving, plumbing for a washing machine, a wall-mounted boiler and radiator. A double-glazed window overlooks the rear garden, with a separate double-glazed door providing direct access outside.

First Floor Landing

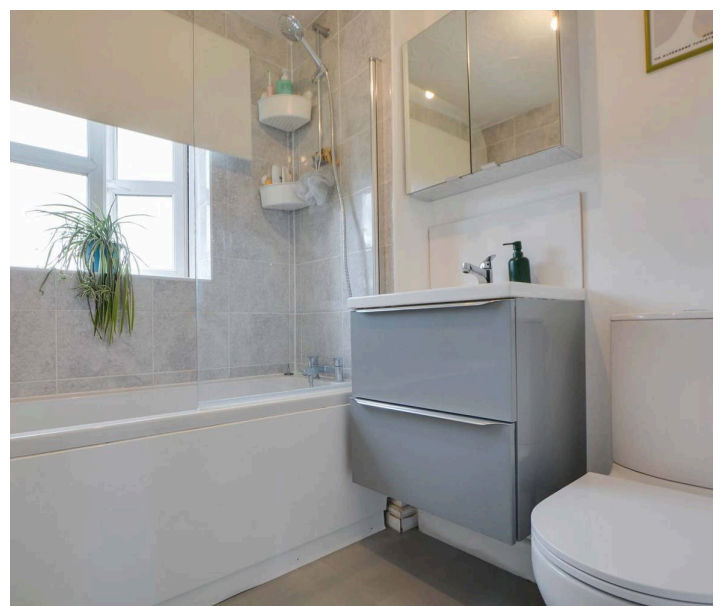
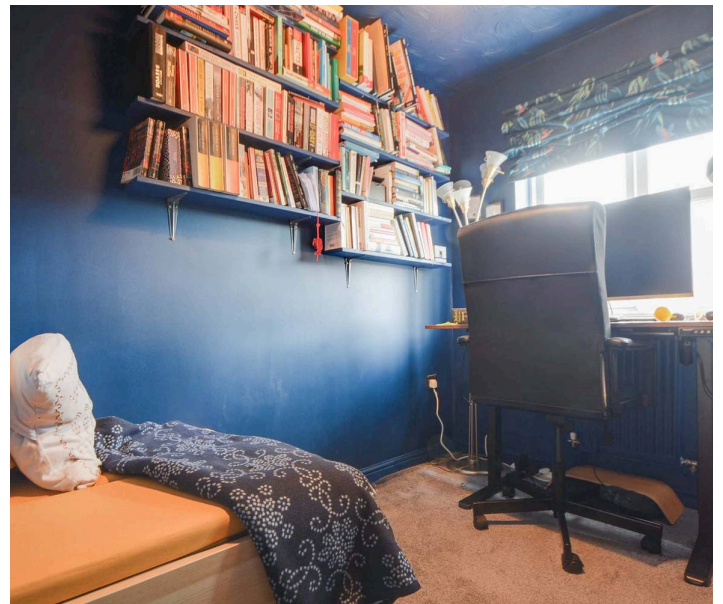
The landing benefits from natural light through a double-glazed window to the rear elevation and provides access to the first-floor accommodation.

Bedroom One 10' 6" x 8' 1" (3.20m x 2.47m)

The principal bedroom is positioned to the front of the property and benefits from a double-glazed window providing natural light. Built-in wardrobes offer convenient clothes storage, helping to make practical use of the available space, whilst a radiator completes the room.

Bedroom Two 10' 6" x 8' 1" (3.21m x 2.47m)

A further bedroom overlooking the rear elevation, with natural light entering through a double-glazed window. The room also benefits from a radiator and offers flexibility for a variety of bedroom furniture arrangements.









Bedroom Three 10' 9" x 6' 2" (3.27m x 1.88m)

Situated to the front of the property, the third bedroom offers versatile accommodation, with fitted bookshelves providing useful storage and display space. A double-glazed window brings in natural light, and there is also a radiator.

Bathroom 6' 5" x 6' 1" (1.95m x 1.86m)

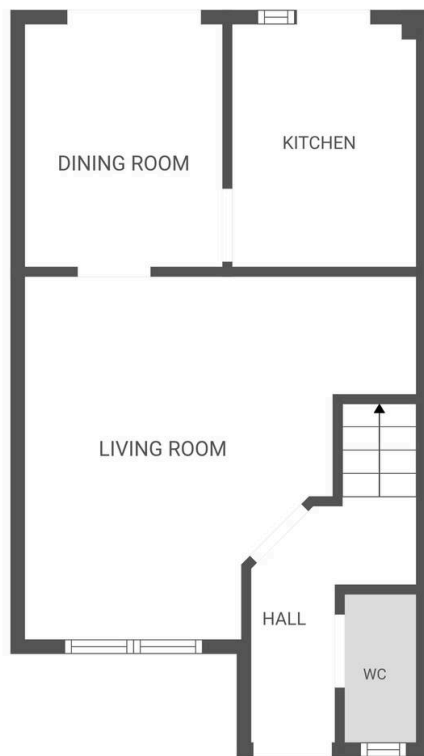
A stylishly appointed bathroom fitted with a three-piece suite comprising a bath with shower over and fitted shower screen, low-level WC and wash hand basin with useful under-basin storage. A double-glazed window to the rear elevation provides natural light, whilst a radiator completes the room.

Front Garden

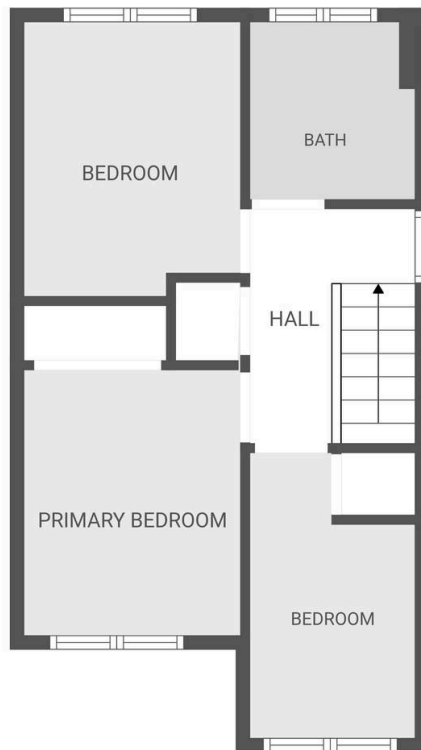
The property is approached via a lawned front garden with a pathway leading to the entrance door.

Rear Garden

The rear garden offers an appealing outdoor space, beginning with a paved patio seating area that provides a natural extension to the dining room during the warmer months. Beyond the patio lies a well-maintained lawn, complemented by mature and established flower beds and fenced boundaries.



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



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





Situated within the popular Oadby Grange development, The Pastures enjoys an established residential setting with a good selection of everyday amenities available throughout Oadby. The area is particularly convenient for local schooling, with Woodland Grange Primary School, Gartree High School and Beauchamp College all situated within the wider neighbourhood. Oadby town centre offers a varied selection of shops, supermarkets, cafés and restaurants, particularly around The Parade, providing plenty of choice for day-to-day needs. For those who enjoy spending time outdoors, Brocks Hill Country Park offers attractive green space and walking opportunities, whilst the surrounding area also benefits from recreational facilities and local parks. Oadby is well placed for access to Leicester city centre, with regular bus services operating through the area. The A6 provides a convenient route towards Leicester and Market Harborough, with connections to the wider road network. Combining an established residential location with access to schools, shopping facilities and transport links, Oadby Grange continues to be a popular part of the town.

Council Tax band: B

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.