





Coombe Rise, Oadby

£280,000 Freehold

Located within the popular suburb of Oadby, this detached two-bedroom bungalow offers a modern interior, conservatory, low-maintenance gardens, a garage and driveway parking for multiple vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

KB Knightsbridge Estate Agents

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Hallway
6' 3" x 6' 3" (1.90m x 1.90m)
With meter cupboards, a radiator, and laminate wooden flooring.

Living Room
13' 9" x 12' 10" (4.20m x 3.90m)
Features a window to the front elevation, a radiator, a fireplace with a gas fire, laminate flooring, and two ceiling pendant lights.

Second Hallway
6' 7" x 3' 3" (2.00m x 1.00m)
Provides access to the other rooms and features laminate flooring.





Kitchen
9' 10" x 8' 6" (3.00m x 2.60m)
With windows to the front and side elevations, a sink and drainer unit with a range of wall and base units with work surfaces over, space for a washing machine, two storage cupboards (one housing the boiler, one used as a pantry), electric oven and a radiator.

Bedroom One
10' 6" x 9' 6" (3.20m x 2.90m)
With a window to the rear elevations, built-in sliding wardrobes, single storage cupboard, and a radiator.

Bedroom Two / Second Reception Room
9' 10" x 6' 7" (3.00m x 2.00m)
With sliding doors to the conservatory and a radiator.

Conservatory
11' 6" x 8' 10" (3.50m x 2.70m)
With patio doors to the rear garden and a radiator.

Family Bathroom
6' 7" x 5' 11" (2.00m x 1.80m)
With a window to the side elevation, floor tiles, WC, wash hand basin, bath with shower over, and a radiator.

Front Garden

Partly stoned and partly block paving extending to the garage at the side of the property.

Rear Garden

Features a block-paved patio with steps leading down to the garden, with paving continuing around the garage. The garden also benefits from a low-maintenance lawn, mature borders, and established hedged boundaries.

Garage

5m x 2.6m Equipped with a roller door, power and lighting, the garage also features a rear-facing window and side access door. It is currently set up to accommodate a tumble dryer.

Driveway

Capacity to fit at least three cars comfortably.



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

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