



FOR SALE

4 Bed Detached House in Elliot Close, Oadby, LE2 4UN

Offers Over £475,000



PROPERTY FEATURES

- Executive Detached
- Substantially Extended
- Refurbished Throughout
- Desirable Area
- Open Plan Living Space
- Four Bedrooms
- Home Office
- En-Suite To Master
- Ideal Family Home
- Call To View



FULL DESCRIPTION

SUMMARY

Open plan family living at its finest! This property has undergone a schedule of refurbishment and reconfiguration to make the home flow in a much more desirable and modern way and has been finished to an impeccable standard. The size and presentation of the home combined with the ongoing desirability of the location of the property makes this the ideal family home. The accommodation comprises entrance hall, downstairs w.c., home office, open plan living/entertaining space, kitchen, four bedrooms, en-suite to master, family bathroom, rear garden and off road parking.

ENTRANCE HALL

With part tiled and part laminate floor, stairs off to the first floor, spotlights, coving to the ceiling, security alarm and radiator.

WC

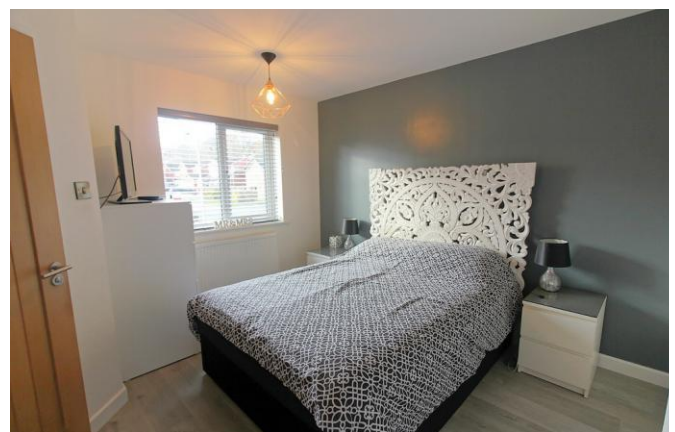
5' 4" x 3' 11" (1.63m x 1.19m) Comprising vanity wash hand basin, low flush w.c., tiled splash backs, window to the front elevation and radiator.

OFFICE

11' 5" x 6' 7" (3.48m x 2.01m) With window to the front elevation, spotlights and radiator.

LOUNGE/ENTERTAINING SPACE

25' 4" x 23' 11" (7.72m x 7.29m) With three skylights, bi fold doors to the rear garden, spotlights, under stairs storage cupboard, two windows to the rear elevation, laminate floor and radiator.



Phillips George



KITCHEN

18' 7" x 8' 10" (5.66m x 2.69m) Comprising base and wall mounted units with complementary work surfaces, breakfast bar, tiled splash backs, sink unit with drainer, plumbing for washing machine and dishwasher, gas hob, electric cooker and extractor hood, spotlights and window to the front elevation.

LANDING

With radiator, airing cupboard and access to the loft. The loft has a drop down ladder and is boarded.

MASTER BEDROOM

11' 6" x 10' 10" (3.51m x 3.3m) With built in wardrobes, laminate floor, window to the front elevation and radiator.

ENSUITE

5' 9" x 5' 4" (1.75m x 1.63m) Comprising shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, feature radiator and window to the front elevation.

BEDROOM

14' 5" x 9' 2" (4.39m x 2.79m) With built in wardrobes, laminate floor, window to the front elevation and radiator.

BEDROOM

10' 7" x 8' 9" (3.23m x 2.67m) With laminate floor, window to the rear elevation and radiator.

BEDROOM

10' 1" x 7' 9" (3.07m x 2.36m) With laminate floor, radiator and window to the rear elevation.

BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m) Comprising panelled bath with shower over, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, feature radiator and window to the rear elevation.

OUTSIDE

The front of the property has a lawned area and a driveway which provides ample off road parking. The rear garden is mainly laid to lawn with patio area, gated side access and a fenced surround.

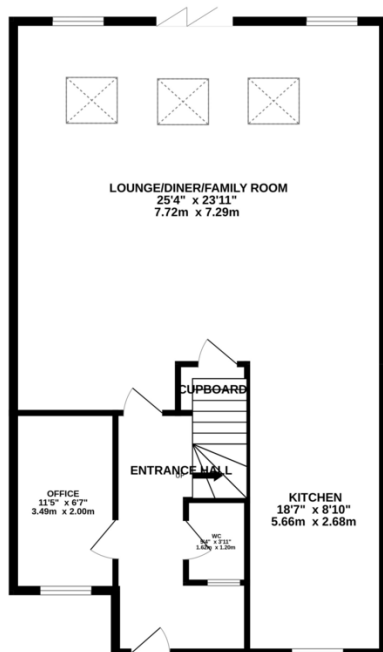




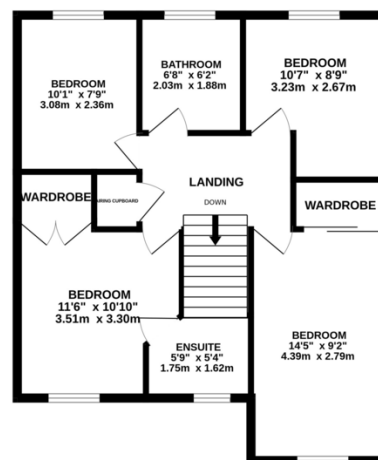
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1570 sq.ft. (145.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

