



FOR SALE

4 Bed Detached House in Berkeley Close, Oadby, LE2 4SZ

£425,000



PROPERTY FEATURES

- No Chain
- Detached Family Home
- Quiet Cul-De-Sac
- Detached Double Garage
- Four Bedrooms
- Good Size Throughout
- Good Size Rear Garden
- Well Presented
- Downstairs W.C.
- Call To View



FULL DESCRIPTION

SUMMARY

*** No Chain *** A deceptively spacious detached family home situated at the head of a quiet cul-de-sac has become available for sale in Oadby. The property is close by to a selection of popular schools, amenities and transport links. The accommodation comprises porch, entrance hall, downstairs w.c., lounge, dining room, breakfast kitchen, four bedrooms, family bathroom, good size rear garden, off road parking and detached double garage. One not to miss!

PORCH

With tiled floor.

ENTRANCE HALL

With storage cupboard, thermostat, stairs off to the first floor and radiator.

WC

7' 6" x 2' 10" (2.29m x 0.86m) Comprising vanity wash hand basin, low flush w.c., tiled splash backs, window to the side elevation and radiator.

LOUNGE

17' 6" x 13' 4" (5.33m x 4.06m) With two windows to the front elevation, fireplace and two radiators.

DINING ROOM

13' x 9' 9" (3.96m x 2.97m) With French doors to the rear garden and radiator.





KITCHEN/BREAKFAST ROOM

13' 7" x 13' (4.14m x 3.96m) Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, tiled splash backs, gas cooker point, plumbing for washing machine, wall mounted boiler, two windows to the rear elevation and door to the rear garden.

LANDING

With window to the side elevation, radiator and access to the loft. The loft has a drop down ladder and is insulated and part boarded.

BEDROOM

13' 6" x 9' 11" (4.11m x 3.02m) With built in wardrobes, two windows to the front elevation and radiator.

BEDROOM

11' 3" x 10' 5" (3.43m x 3.18m) With storage cupboard, window to the front elevation and radiator.

BEDROOM

13' x 7' 6" (3.96m x 2.29m) With built in storage cupboard, window to the rear elevation and radiator.

BEDROOM

9' 9" x 7' 11" (2.97m x 2.41m) With built in storage cupboard, window to the rear elevation and radiator.

BATHROOM

9' 9" x 7' 7" (2.97m x 2.31m) Comprising panelled bath, shower cubicle, wash hand basin, low flush w.c., tiled splash backs, airing cupboard, radiator and window to the rear elevation.

DOUBLE GARAGE

Detached double garage with up and over door, light, power and courtesy door.

OUTSIDE

The front of the property is paved to provide ample off road parking. The rear garden is mainly laid to lawn with flower borders, patio area, outside tap, gated side access and a fenced surround.

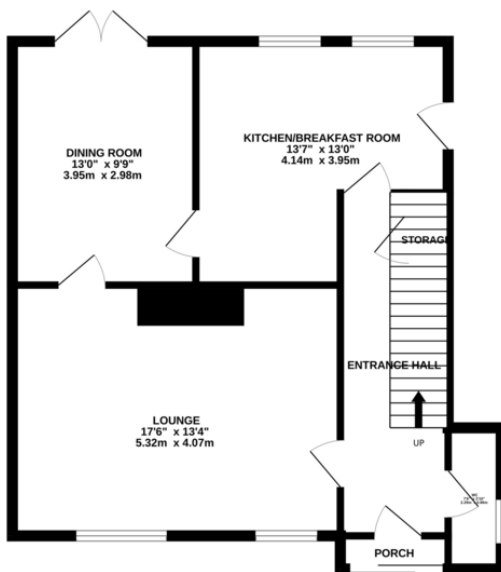




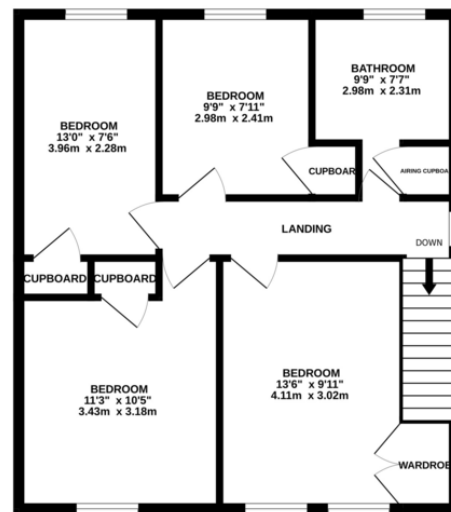
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1241 sq.ft. (115.3 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 as to their operability or efficiency can be given.
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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.

