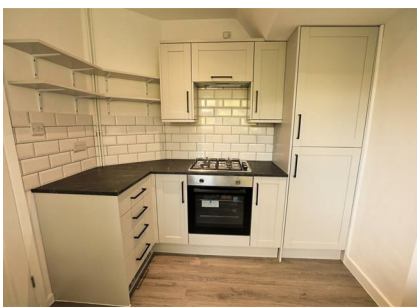


## 17 Kew Drive, Oadby, LE2 5TS



**£317,950**

Favourably located just a short walk from Beauchamp College, Gartree High School and Coombe Park is this well presented and spacious family home. The gas centrally heated and double glazed accommodation includes a 26'7" long lounge/diner, fitted kitchen, three bedrooms and bathroom. A particular feature is the large, private rear garden. There is also a larger than average garage and parking for several cars. The property is available immediately through Adams & Jones with no upward sales chain.

*Service without compromise*



## Entrance Hall

Accessed via opaque double glazed front door. Stairs rising to the first floor, with under stairs storage cupboard. Fitted cloaks cupboard. Radiator. Door to:-

## Lounge/Diner 26'7" x 11'1" (8.10m x 3.38m)

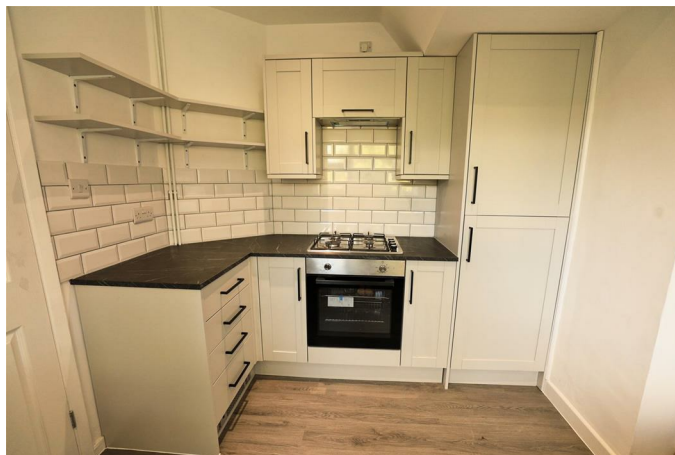


Double glazed window to the front elevation. Sliding double glazed patio doors opening out to the rear garden. Feature stone constructed fireplace incorporating coal effect fitted gas fire. Three wall lights. Television point. Radiator. Door to:-

## Lounge/Diner (Photo 2)

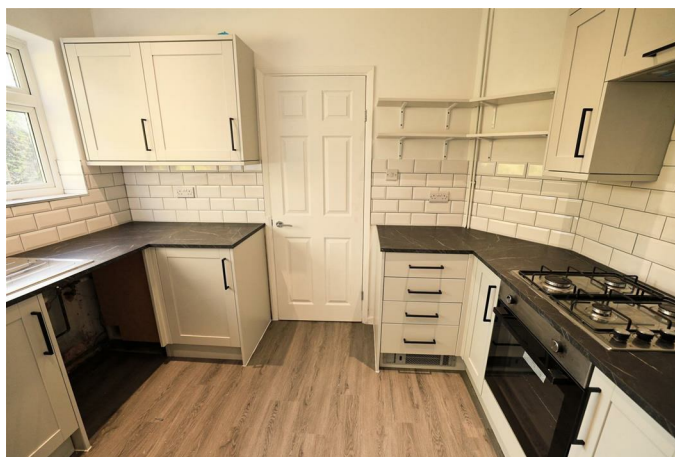


## Kitchen 10'6" x 8'2" (3.20m x 2.49m)



Range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob. Fitted fridge and freezer. Stainless steel sink and drainer. Vinyl flooring. Double glazed window to the rear aspect. Opaque double glazed door leading out to the rear garden.

## Kitchen (Photo 2)



**Kitchen (Photo3)**



**First Floor Landing**

Double glazed window to the side elevation. Access to loft space. Doors to rooms.

**Bedroom One 12'1" x 11'11" (3.68m x 3.63m)**



Double glazed window to the rear elevation. Radiator.

**Bedroom Two 11'6" x 10'0" (3.51m x 3.05m)**



Double glazed window to the front elevation. Fitted wardrobes. Radiator.

**Bedroom Three 8'3" x 7'1" (2.51m x 2.16m)**



Double glazed window to the front elevation. Radiator.





## Bathroom

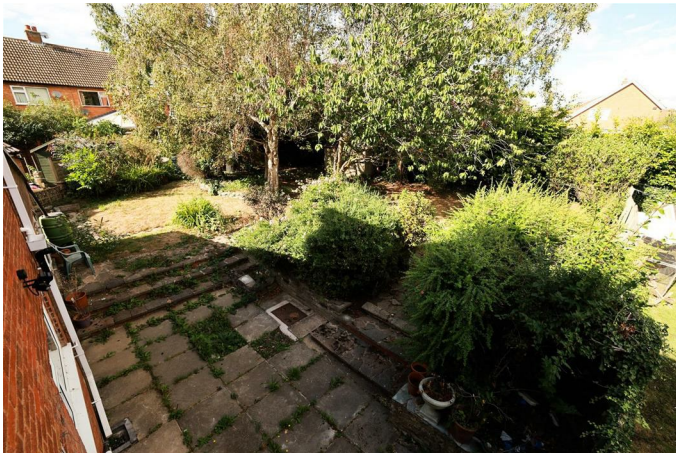


Panelled bath with 'Rain' shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

## Outside Front

To the front of the property is a large paved and gravelled forecourt providing parking for several vehicles. There is covered side access to the rear garden

## Outside Rear

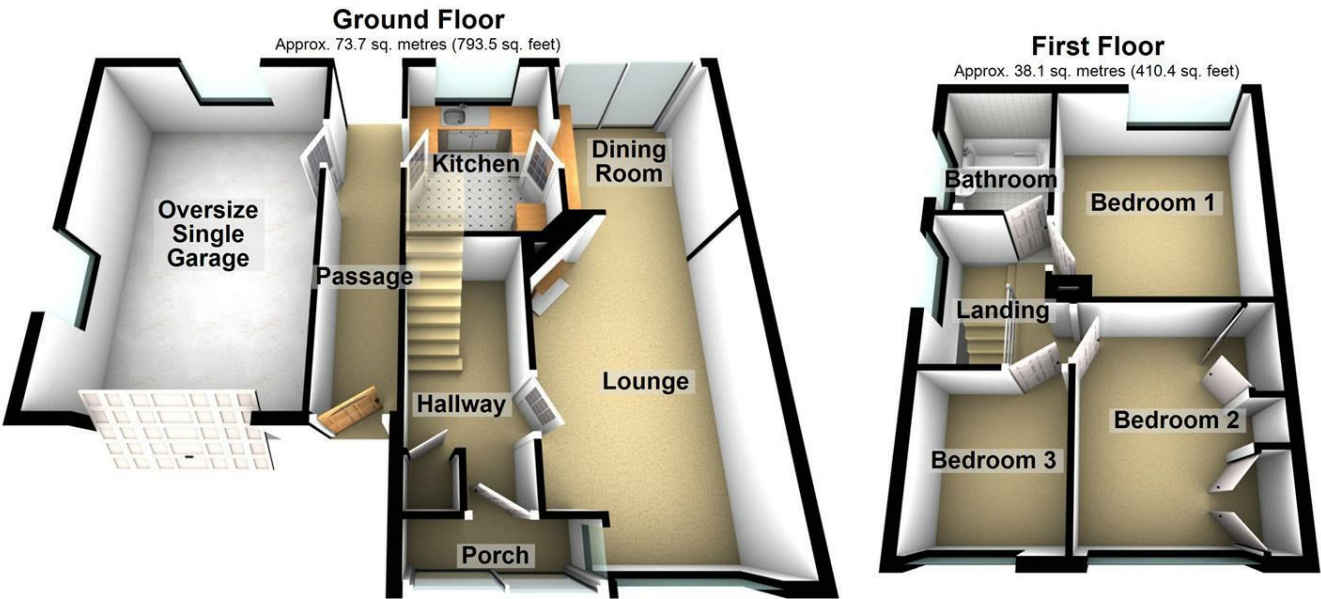


The large rear garden is a particular feature and is laid mainly to lawn with mature shrubs and paved patio areas. It is private being enclosed by timber lap fencing.

## Garage 19'1" x 12'9" (5.82m x 3.89m)

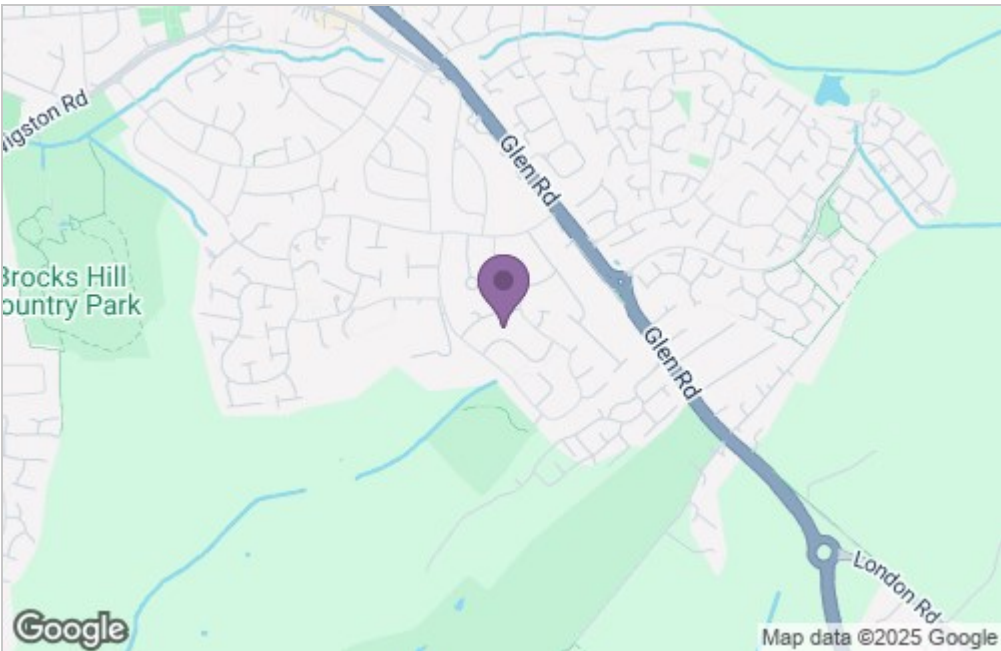
Up and over door.

Floor Plan

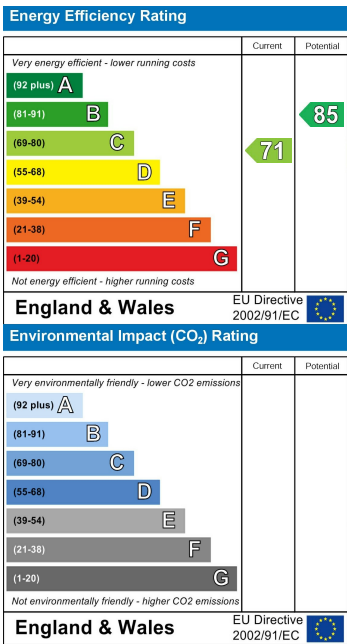


Total area: approx. 111.8 sq. metres (1203.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise