



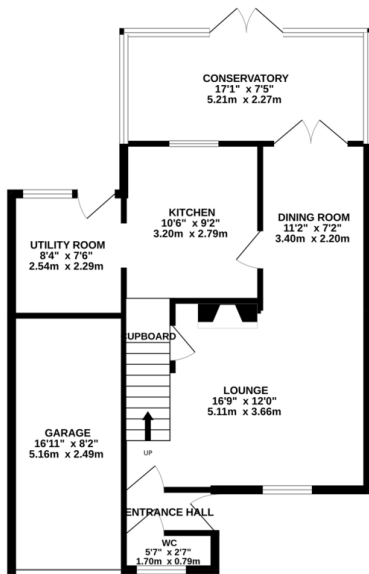
## FOR SALE

3 Bed Detached House in Thurlow Close, Oadby, LE2 4TG  
Offers Over £325,000

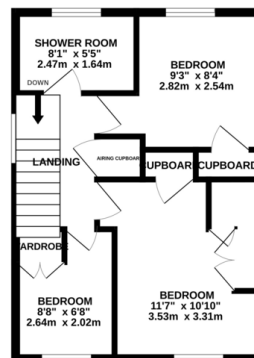
\*\*\* No Chain \*\*\* Detached family home nestled in a quiet cul-de-sac in Oadby. The property is close to very popular schools, good road networks and a host of amenities. It really is an ideal family home. The accommodation comprises entrance hall, downstairs w.c., lounge, dining room, conservatory, kitchen, utility room, three bedrooms, shower room, garage, off road parking and pleasant rear garden. Call to view!



GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	85	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Detached
- Quiet Cul-De-Sac
- Popular Location
- Three Bedrooms
- Utility Room
- Garage
- Conservatory

**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.

