



Bourton Crescent, Oadby

£400,000 Freehold

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

**Phillips
George** 

Council Tax band: D

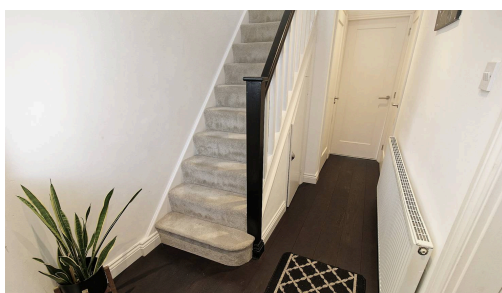
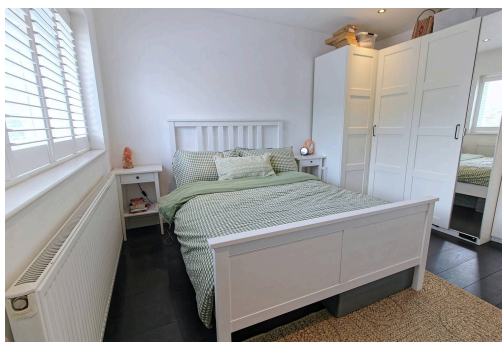
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- Modern open plan kitchen
- Integrated appliances
- Skylights and abundant natural light
- Garden access (French doors)
- Contemporary bathroom with walk-in shower
- Spacious bay windows with shutters
- Dark hardwood flooring
- Immaculate Presentation Throughout
- Home office space
- Modern staircase with feature railing



Porch

Main entrance porch with double glazed windows and door.

Hallway

With engineered hardwood flooring, composite door to the front, under stairs storage and an additional utility and media storage cupboard.

Kitchen / Diner & Living Area

22' 3" x 17' 1" (6.77m x 5.20m)

A stunning fitted kitchen benefiting from double doors through to the rear garden and two sky lights allowing for ample natural light to enter the room. Quality fitted wall and base units with complimentary work surfaces above. Fitted with appliances including: Miele 4 ring induction hob, NEFF self clean oven, NEFF integrated dishwasher, plumbing for a washing machine, space for fridge/freezer and wall mounted boiler. Spot lights to ceiling. Door to side driveway.

Lounge

17' 2" x 11' 1" (5.24m x 3.38m)

A beautifully decorated spacious living room with a large bay window to the front elevation, with dark engineered wooden floor.

WC

Stylishly decorated with W.C, wash hand basin and complimentary tiles.

Bedroom 1

13' 9" x 10' 1" (4.18m x 3.08m)

A good sized bedroom benefiting from a bay window to the front elevation. Engineered wooden floor and spot lights to ceiling.

Bedroom 2

12' 2" x 11' 2" (3.72m x 3.40m)

Window to the rear elevation. Good sized double bedroom. Engineered quality wooden floor. Spot lights to ceiling.

Bedroom 3

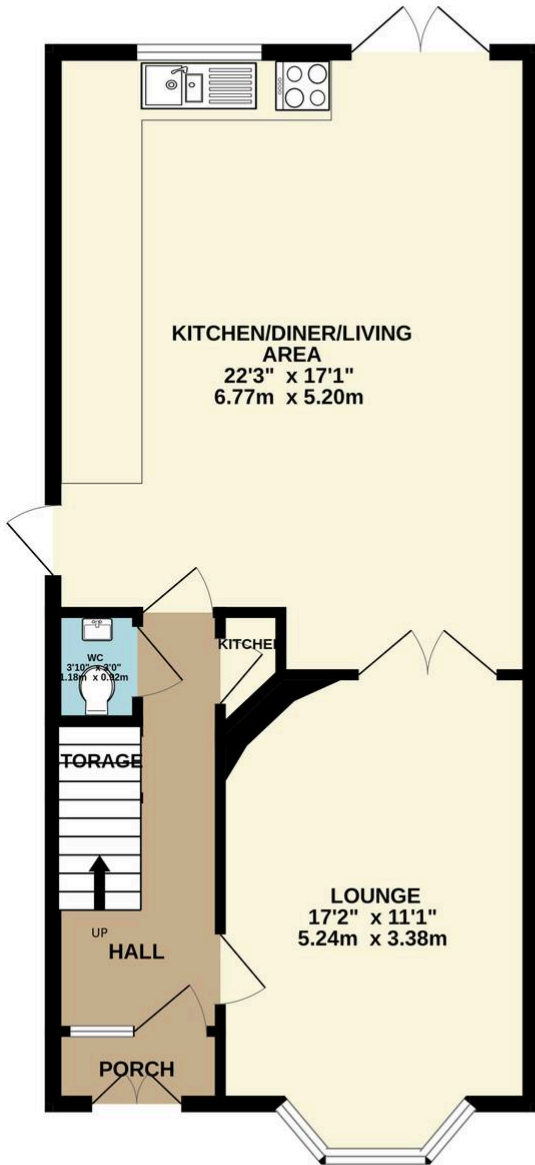
8' 5" x 6' 11" (2.57m x 2.12m)

Window to the front elevation. Engineered wooden floor.

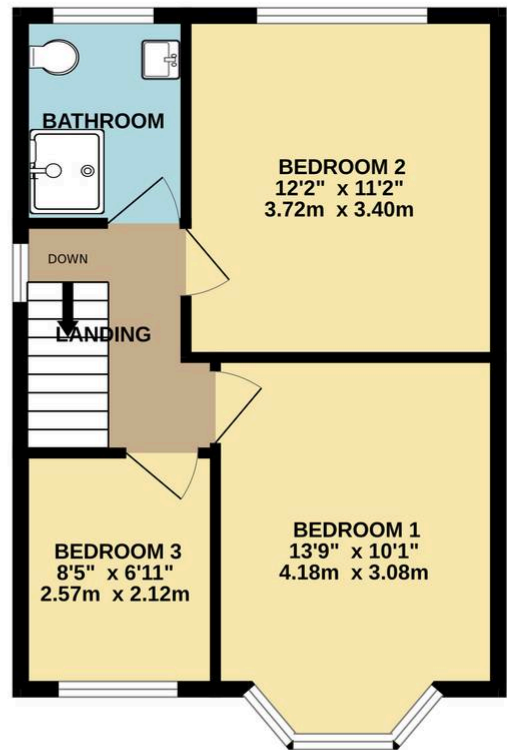
Bathroom

A recently refreshed shower room with wash basin and vanity unit, walk in double shower with Grohe overhead and hose shower and Bisque designer radiator, low level flush W/C.

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.1 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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