



13 Jamie Marcus Way, Oadby

Offers Over £355,000

MOORE
& YORK



13 Jamie Marcus Way

Oadby, Leicester

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Detached Family Home
- Sought After Residential Development
- Easy Access Oadby Town Centre
- Three Bedrooms
- En-Suite & Family Bathroom
- Kitchen/Dining Room with Integrated Appliances
- Ample Parking & Garage



DETAILED ACCOMMODATION

Sealed double glazed door leading to;

ENTRANCE HALL

Underfloor heating, tiled flooring, understairs storage cupboard, stairs leading to first floor accommodation.

CLOAKROOM/WC

Low level WC and wash hand basin, radiator, tiled flooring.

LOUNGE

15' 6" x 11' 3" (4.72m x 3.43m)

Radiator, dual aspect UPVC sealed double glazed windows, TV point.

KITCHEN/DINING ROOM

15' 5" x 9' 2" (4.70m x 2.79m)

Comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, integrated dishwasher and fridge/freezer, built in oven and four piece gas hob with extractor fan over set in stainless steel hood with matching splash back, dual aspect UPVC sealed double glazed windows, underfloor heating, tiled splash backs, spotlights.

FIRST FLOOR LANDING

Airing cupboard, access to loft space.

BEDROOM 1

9' 4" x 9' 0" (2.85m x 2.74m)

Radiator, built in wardrobes, UPVC sealed double glazed window.

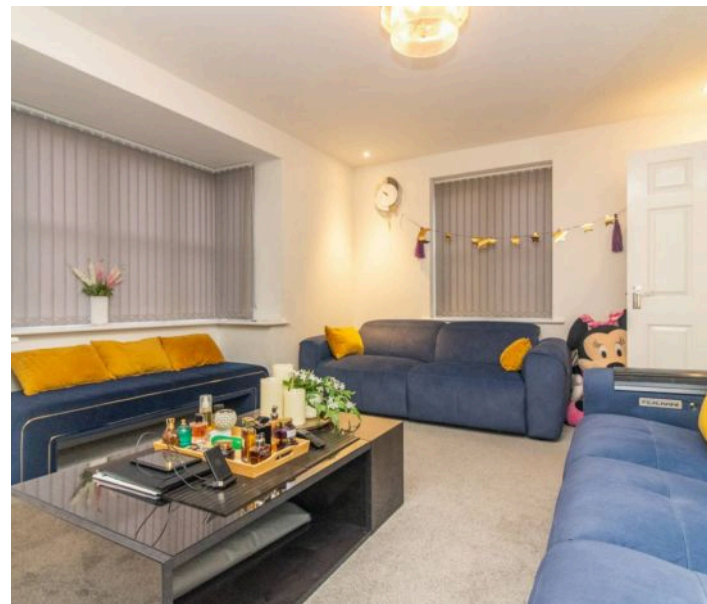
EN-SUITE SHOWER ROOM

Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, radiator, UPVC sealed double glazed window, tiled flooring and splash backs

BEDROOM 2

11' 2" x 8' 3" (3.40m x 2.52m)

Radiator, dual aspect UPVC sealed double glazed





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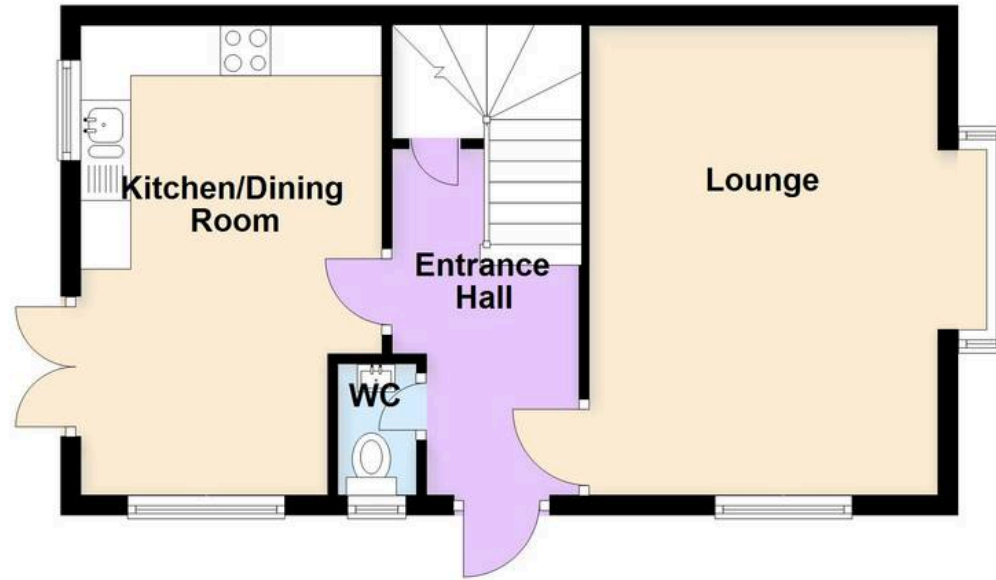
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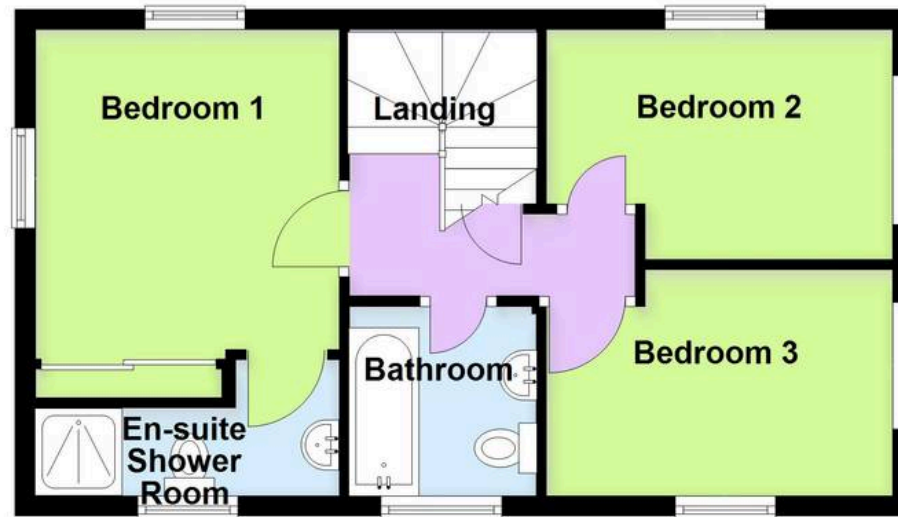




Ground Floor



First Floor





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Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.