

*Asking price of £660 per month  
Sommerby Drive, Oadby, LE2*



- 3 BED SEMI
- OFF ROAD PARKING + GARAGE
- SCHOOL CATCHMENT
- DOUBLE GLAZED
- 2 RECEPTION ROOMS
- 3 DOUBLE BEDROOMS

Oadby Estates is delighted to offer the rental market a three bedroom semi-detached property located on the quiet, residential road of Sommerby Drive. The properties first floor comprises of three bedrooms; and family bathroom with tub and shower. The ground floor contains spacious family lounge, kitchen and dining room. The property is double glazed with gas central heating and also includes a garage. Externally, the property has off road parking for up to 3 cars to the front and private gardens to the rear. Placed in a catchment area for local schools and being available immediately makes this property a must view.



The accommodation comprises  
Entrance Hall

Lounge  
10'9" x 24'8" (3.28m x 7.52m)  
The lounge is spacious and has a large double glazed window overlooking the front of the property.

Diner  
9'2" x 10'9" (2.79m x 3.28m)  
There is access to the kitchen from here with a sliding door leading to the garden. An archway separates the diner from the lounge. The radiator is placed on the side wall.

Kitchen  
8'1" x 11'4" (2.46m x 3.45m)  
The kitchen in the property has a modern contemporary feel with tiled flooring. The walls are partly tiled with a sliding door leading to the diner. There is also side access to the garden from the kitchen.

Stairs leading to  
First Floor



Master Bedroom  
13'6" x 10'8" (4.11m x 3.25m)  
The master bedroom is a good size with fitted storage and also has a telephone point. The window looks out to the front aspect of the property with a radiator placed underneath.

Bedroom 2  
13'5" x 9'7" (4.09m x 2.92m)  
This is a spacious double bedroom with a window to the rear of the property. This bedroom also benefits from a telephone and t.v. point with the radiator also placed underneath the window.

Bedroom 3  
10'8" x 7'3" (3.25m x 2.21m)  
This third double bedroom also includes fitted storage with the window overlooking the rear garden. The radiator is placed underneath the window.

Family Bathroom  
6'9" x 7'5" (2.06m x 2.26m)  
The bathroom includes bath tub with shower, pan and basin. The walls in the bathroom are fully tiled and there is a frosted window overlooking the side of the property. A radiator is also on the rear wall.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>	✗	✗
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>	✗	✗
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER OADBY ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.