

£785 per month
Adlington Road, Oadby, LE2



- 4 DOUBLE BEDROOMS
- 2 BATHROOMS
- OFF ROAD PARKING
- SCHOOL CATCHMENT
- SPACIOUS LIVING
- END OF JANUARY

Oadby Estates has great pleasure in presenting to the market this semi-detached family home, located on Adlington Road, Oadby. In brief the property's ground floor consists of entrance hall, through lounge/ diner, office, good size kitchen and disabled features. The first floor is made up of four double bedrooms all with fitted wardrobes and family bathroom with shower. This property is available now!!



Lounge
12'2" x 23'5" (3.71m x 7.14m)
Entrance leading to the Lounge

Dining Area
8'11" x 15'1" (2.72m x 4.60m)
Open Plan with Kitchen Access

Kitchen
8'5" x 20'2" (2.57m x 6.15m)

Study
6'8" x 14'10" (2.03m x 4.52m)

Downstairs Wet Room
6'5" x 6'6" (1.96m x 1.98m)

Bedroom 1
20'6" x 6'7" (6.25m x 2.01m)

Bedroom 2
12'2" x 14'8" (3.71m x 4.47m)

Bedroom 3
14'11" x 11'0" (4.55m x 3.35m)

Bedroom 4
13'9" x 7'4" (4.19m x 2.24m)

Family Bathroom
12'0" x 6'0" (3.66m x 1.83m)



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	68
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 WHATSOEVER IN RELATION TO THIS PROPERTY.