









**£750 per month**  
**Pipistrelle Way, Oadby, LE2**



-  3 BED SEMI
-  GREAT LOCATION
-  CONTEMPORARY
-  OFF ROAD PARKING
-  FIELD VIEWS
-  CONSERVATORY
-  SCHOOL CATCHMENT
-  GAS CENTRAL HEATING

Oadby Estates are proud to present to the market this 3 Bedroom Semi Detached Property located in the Oadby Grange, on the very popular Pipistrelle Way. The property internally consists of Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory and W.C. on the ground floor. The first floor has 3 Bedrooms and Family Bathroom. Externally the property benefits from Off Road Parking and a well maintained Rear Garden. The property is in a very well maintained, contemporary condition and also benefits from field views.

Pipistrelle Way is known for being very quiet area with this property also having a private access driveway. The quiet location links straight onto the main A6 via Florence Wragg Way making it perfect for access to local amenities such as Sainsburys and the Oadby Village. Also, the property is in the catchment area for local schools, including Woodland Grange Primary School, which is within short walking distance. The property is now ready to view.



## Entrance Hall

This welcoming entrance hall provides access to the lounge, W.C. and stairs to the first floor. Complete with wooden flooring.

## Lounge

4.43m x 4.11m (14'6" x 13'6")

The family lounge is a very light room with wooden flooring, a front aspect window and a radiator. There are also French doors providing access to the dining area.

## Dining Room

2.91m x 2.61m (9'7" x 8'7")

Accessed through the lounge, the dining area also has wooden flooring and includes a sliding door to the conservatory. There is also a radiator and access to the kitchen.

## Kitchen

3.14m x 2.15m (10'4" x 7'1")

This contemporary kitchen includes an integrated oven + hob, ample wall + base units and tiled walls. There is also plumbing for a washing machine, a radiator and door leading to the conservatory.

## Conservatory

3.38m x 2.49m (11'1" x 8'2")

The property boasts a beautiful conservatory that looks out to the garden and the field views beyond the garden. The conservatory enhances the living space of the property and also includes double doors to the garden.

## W.C.

Ground floor W.C.

## First Floor

First floor landing providing access to all bedrooms and the family bathroom. There is also a airing cupboard and access to the loft which is also part boarded for storage.

## Master Bedroom

3.13m x 2.47m (10'3" x 8'1")

This double bedroom is carpeted with integrated wardrobes, a front facing window and a radiator.

## Bedroom 2

2.46m x 3.05m (8'1" x 10'0")

The second double bedroom is also carpeted with rear facing window and radiator.



## Bedroom 3

2.38m x 1.87m (7'10" x 6'2")

The third bedroom is carpeted with integrated storage, a front aspect window and a radiator.

## Family Bathroom

1.86m x 1.96m (6'1" x 6'5")

The family bathroom is complete with bath tub and shower facility. There is also a heated towel rail and a rear frosted window.



## External

Externally the property benefits from off road parking to the front and a garden with grass and patio areas to the rear.

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.