



## Somerby Drive, Oadby, Leicester, LE2 4PH

Offers in Excess £350,000

A well maintained THREE BEDROOM detached family home in the sought-after residential suburb of OADBY,

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D





### **Entrance Hall**

With a double-glazed door, double-glazed window to the front elevation, door to the lounge diner, stairs to the first-floor landing and a radiator.

### **Through Lounge Diner**

19' 6" x 10' 5" (5.94m x 3.18m)

Plus 8'10 x 8'2" With a double-glazed window to the rear elevation, double-glazed French doors to the rear elevation, chimney breast with gas fire and stone surround, coving to the ceiling, Tv point and two radiators.

### **Kitchen**

13' 4" x 7' 10" (4.06m x 2.39m)

With a double-glazed window to the side elevation, double-glazed door to the side elevation, a range of wall and base units with work surfaces over, sink and drainer unit, tiled splash back, space for a free-standing cooker, space for a fridge freezer, plumbing for a washing machine, extraction hood and a dry store/pantry.



### **First Floor Landing**

With a double-glazed window to the front elevation and a loft inspection hatch.

### **Bedroom One**

15' 5" x 9' 4" (4.70m x 2.84m)

With a double-glazed window to the rear elevation, a range of built-in wardrobes, a built-in dressing table and a radiator.

### **Bedroom Two**

10' 4" x 9' 5" (3.15m x 2.87m)

With a double-glazed window to the front elevation and a radiator.

### **Bedroom |Three**

12' 5" x 9' 0" (3.78m x 2.74m)

With a double glazed window to the rear elevation, built-in cupboard and wardrobes, coving to the ceiling and a radiator.

### **Bathroom**

7' 0" x 5' 8" (2.13m x 1.73m)

With a double-glazed window to the side elevation, bath with shower over, WC, wash hand basin, tiled splash backs and a radiator.

### **Rear Garden**

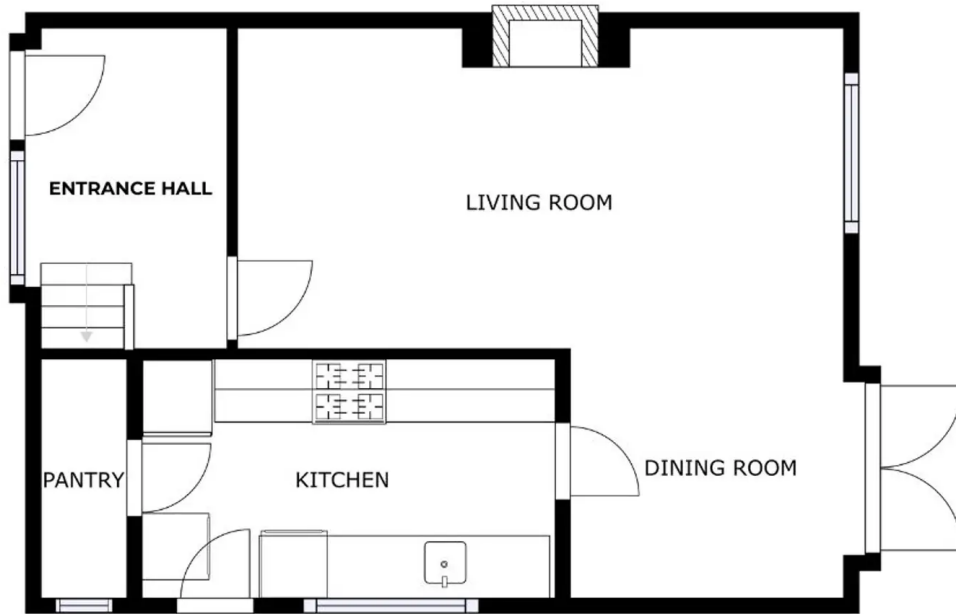
A low maintenance rear garden with a lawn area, patio and a range of plant and shrub borders.

### **Driveway**

A low-maintenance paved driveway for two cars.

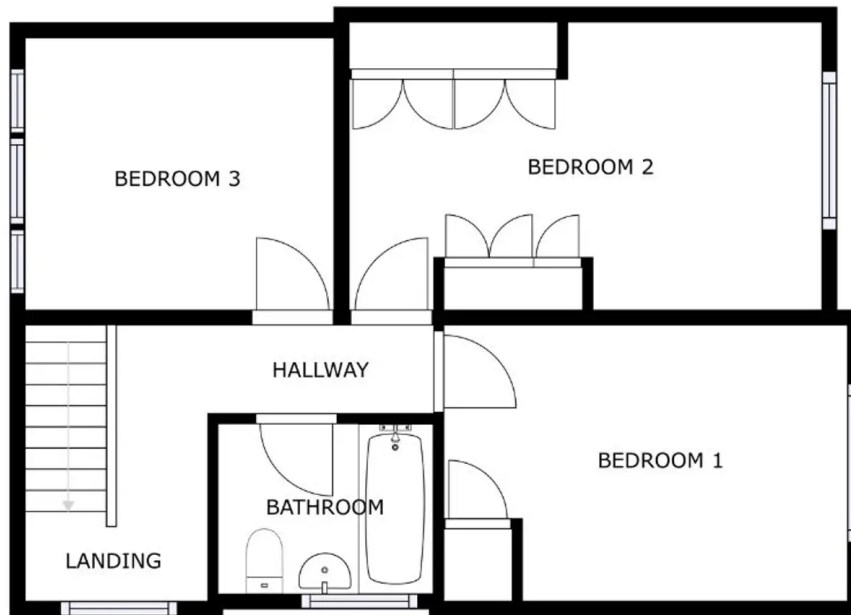
### **Garage**

To the rear of the property.



GROUND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 48.55 m<sup>2</sup>, SECOND FLOOR: 49.92 m<sup>2</sup>  
 TOTAL: 98.48 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 48.55 m<sup>2</sup>, SECOND FLOOR: 49.92 m<sup>2</sup>  
 TOTAL: 98.48 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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