



5 Oakway Drive

| DE11 8FZ | Price Guide £280,000

ROYSTON
& LUND

- ****GUIDE PRICE £280,000 - £290,000****
- A separate utility room and downstairs W/C
- A detached garage offers secure parking and extra storage space
- North West Leicestershire
- Council Tax Band C
- Delightful 4-bedroom detached family home in Woodville
- Luxurious master bedroom complete with an ensuite bathroom
- Three additional well-proportioned bedrooms
- Freehold - EPC Rating
- Amenities Nearby





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This delightful 4-bedroom detached family residence perfectly blends comfort, style, and practicality, offering everything you need for modern living. From the moment you step through the welcoming entrance hall, you'll feel right at home.

The heart of the home features an open-plan kitchen and dining area, ideal for family meals and entertaining guests. A separate utility room and convenient W/C add to the home's practicality. Relax in the cozy lounge, perfect for unwinding after a long day, or enjoy the charm and warmth of the inviting conservatory, offering an additional space to relax and enjoy the views of the garden.

Upstairs, the first floor boasts a luxurious master bedroom complete with an ensuite bathroom, ensuring your private retreat. Three additional well-proportioned bedrooms provide ample space for family members or guests. A detached garage offers secure parking and extra storage space, catering to all your needs.

This home is designed to cater to the demands of modern family life while providing a serene and comfortable environment. Don't miss the opportunity to make this beautiful house your new home!





EPC

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | 80 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

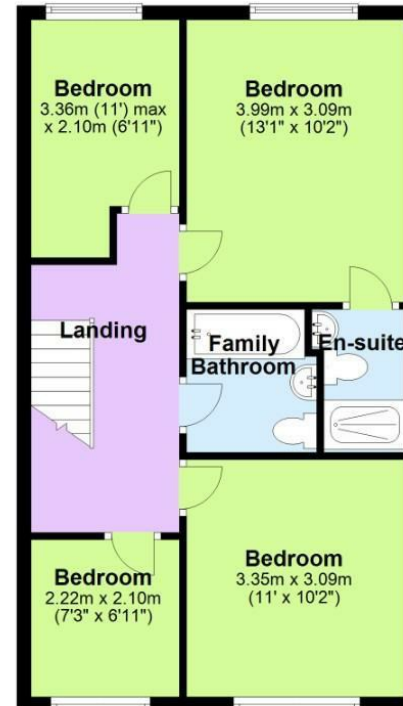
Ground Floor

Approx. 55.7 sq. metres (599.6 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.3 sq. feet)



Total area: approx. 106.3 sq. metres (1143.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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