



10 Oakland Drive

| DE12 6AD | Guide Price £290,000

ROYSTON  
& LUND



- Guide Price £290,000 - £300,000
- Sought After Location Close to National Forest Walks, i
- En-Suite, Family Bathroom and Downstairs WC
- Local Amenities including a Post Office, Cafe's and Small Supermarket
- Council Tax C, EPC B
- Three Bedroom Semi-Detached Home
- Larger Than Average South Facing Garden
- Lounge/Diner with Patio Doors to the Garden
- Hicks Lodge, Moira Furnace & Canal a Short Walk From the Property
- Freehold





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Royston & Lund are delighted to present this modern semi-detached home in Moira. The property is located within a popular development with amenities nearby including local shops, well-regarded schools and excellent commuting links. At the centre of the National Forest the development is close to Hicks Lodge and Moira Furnace with its canal and country park.

Entering the property through the entrance hall there is a WC located to right and stairs to the first floor. A door to the left leads you to the kitchen with a built-in hob and oven and window to the front. The large lounge/diner extends the whole of the rear of the property with double patio doors to the south facing rear garden and under stairs cupboard.

On the first floor are three-bedrooms, the main bedroom benefitting from a 3-piece en-suite shower room, a built-in double wardrobe and a window to the front giving views over the nearby woodland and green space. There two further bedrooms to the rear one of which is a double. There is also family bathroom.

The South facing garden is a lovely feature and is not overlooked at the rear. Mainly laid to lawn and a patio area perfect for relaxing on a sunny day.

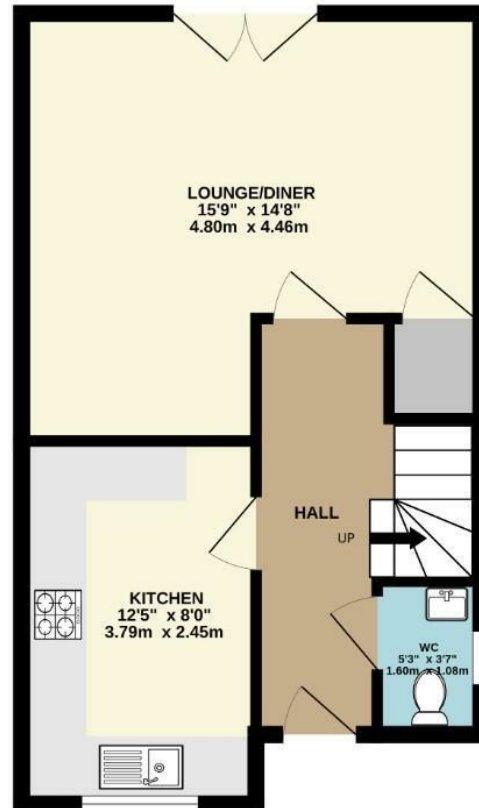
The development has been designed to give a feeling of space and with the National Forest Walks close offers the feeling of village life but with the Market Town of Ashby-de-la-Zouch a short drive away.

The property is beautifully presented and a viewing is highly recommended.

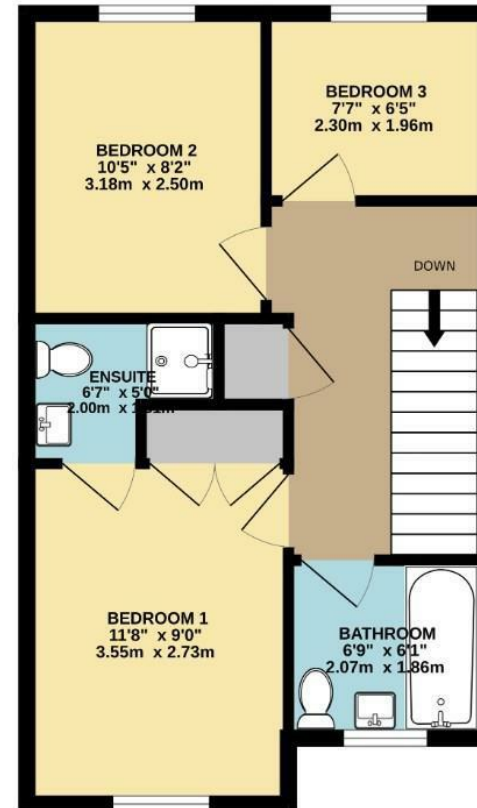




GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <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		

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