



26 Oakham Grove

| LE65 2QP | Guide Price £350,000

ROYSTON  
& LUND

- Guide Price £350,000 to £365,000

- Modern Kitchen With Integrated Appliances

- Downstairs WC And A Family Bathroom

- Enclosed Rear Garden Backing onto the Park

- Council Tax Band D

- Four Bedroom Detached Home

- Spacious Lounge/Diner with Patio Doors to the Rear Garden

- Off Road Parking For Multiple Vehicles and a Detached Single Garage

- EPC Rating C

- Freehold





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Royston and Lund are pleased to present this well presented 4 bedroom detached family home in a quiet cul-de-sac, backing onto an open park area. The property is within walking distance to the Market Town of Ashby-de-la-Zouch.

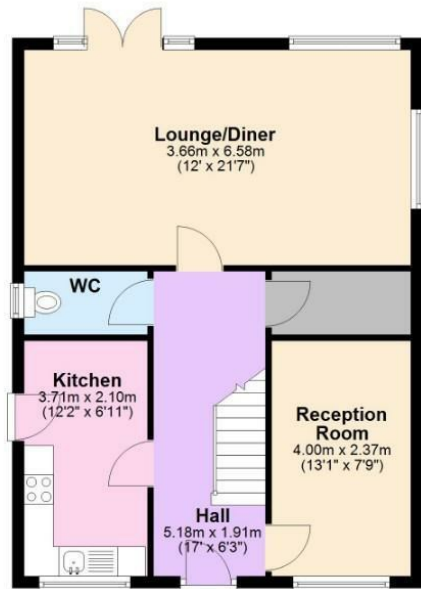
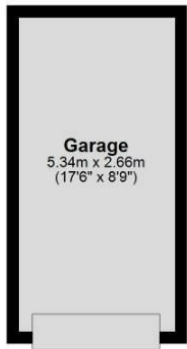
The ground floor features an entrance hallway, a modern kitchen with integrated appliances including an induction hob, extractor fan, double oven, fridge, freezer and feature radiator and a door to the outside of the property. A spacious lounge/diner runs the full width of the property with dual aspect windows and patio doors opening into the rear garden. There is an additional reception room, ideal as a study or playroom. In addition, there is a downstairs WC.

The first floor has four bedrooms all of a good size, two to the rear and two to the front of the property; with built in storage in two of the rooms. A contemporary three-piece family bathroom with a shower over the bath, completes.

Outside, this home benefits from an enclosed rear garden, a driveway providing parking for multiple vehicles, and a single detached garage.



**Ground Floor**  
Approx. 72.4 sq. metres (779.7 sq. feet)



**First Floor**  
Approx. 50.5 sq. metres (543.2 sq. feet)



Total area: approx. 122.9 sq. metres (1322.9 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		

**England & Wales** EU Directive 2002/91/EC

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**ROYSTON & LUND**